G.R.S. IX—9

Previous references

1922 mk. Review

File No.

Serial Nos. 1933 ~ 39

Later references.

GENERAL AND REVENUE SECRETARIAT

Serial Nos

Part B for March 24

SUBJECT

Inspection of the works of the Mysore Labour Improvement Trust Board Office

39 20. The Chairman Trust Board, Mysore Complies with the Chief Engineer's Lr. No. 7753-71 dt. 19.3.24 passes orders in the matter referred to above

22-5-24

REPLY

(To be written on this margin.)

Office of the Dewan of Mysore.

NOTE

Dated 17th July. 1923

The acquisition accounts, registered awards of the City Municipality and Trust Board, Mysore, should be audited by the Auditor attached to the Secretariat and he should be deputed forthwith for the purpose, with an official intimation of the fact to the President

The Chief Secretary to Government with compliments

4-45 Pm

18-7-23

Medical Store

Dear Sir

Ref: Your do/pwanbale

I have almost closed work here and intend going to Office to-morrow. It will take two days to draft my report. I will be available for work on Monday next you may kindly inform the Asst Secretary about this. I will meet him personally to-morrow in the Office

Yours obedt

K Panduranga

G.R.S. III—8]

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

The Parliamentary Bill is fixed for first draft on Monday 23rd inst

Chief Secy)

I set down the name at once & agree & move the Select Committee (Necessity to be shewn specially expressed)

23/7

Asst Secy
Please find draft & Chairman
draft & Supt T.B
C.B. 23/7/23

8 Draft papers for approval
KP 23/7/23 Secy

9 Issue above

4 G O No 2084-55 & 247 c's
Informs the Chairman that the acquisition records & registers of the

* 8.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

Ex 1209

Urgent

3 3 R.S. III—3] Urgent

Routine Notes.

[To be used only for notes, requisitions, etc., not intended for permanent record.]

1. The Manuscript report on the audit of the acquisition records and registers of the Collectorate Treasury Board Office is herewith submitted for approval this may be ordered to be typed for submission

K P
18/8/23

2. A typed report is submitted as per instructions already given the report has to be submitted to the Diwan through the Chief Secretary

K P
21/8/23

DEWAN'S OFFICE.
AUG 27 1923
No. A 1187

for perusal.

22/8/23

V.B.—Should routine notes be written on small slips, the notes must be copied, or slips pasted on this form.

Chief Secy

Hz Dewan, 24/8/23

Has not the form allowed by the Rules been used & Read copies of the document in 7 days

27/8/23

G R S. III 4]

General and Revenue Secretariat

File No. 47 of 19

Serial No.

L 135 - 32

16 A note of remarks on the Audit note is put up. (Rev Sec.) CSB 5 9 32

DEWAN'S OFFICE
Rcvd on SEP 6 1932
Reg. No. 12278

17 A note is put up (Revenue) 6/9/32 CSB 6 9 32

18 Case disposed of the receipt mentioned in the order by Secretary to the Government of the Legislature Department

19 Please draft G.O. on the lines you suggest

20 Draft Memo to Secretary Commissioner of Land Revenue and the Secretariat

7 7/9/32 7.9.32

Note—Contin. sheet.

G. R. S. III 2]

General and Revenue Secretariat.

File No. of 19

Serial No.	
	21 Agreed draft as submitted for approval.
	1 & 9 23 — 17 9 23
Rec'd 25/9	22 Rev Secy
	23 Draft Agt. D to Govt
	24 Govt view the grievance with a view on the above letter after the receipt of the explanation of the officer concerned. Secy. 18/9/23
	25 The draft is approved. Mg. Govt Member/Secy 26/9/23
	26 Secy & Secretariat 29/9/23
19	To the Chairman Dt Dr " President Dt Dr " Chief Engr (Roads & Buildings) " Comptroller

Note—Contn. sheet.

1256

G R. S III-21

General and Revenue Secretariat | File No. of 19

Serial No

19 To

The Chairman of Bd
Negapore

President City Mun
Negapore

1 Chief Engineer (Roads & Buildings)

4 Comptroller

No L 23303 dt 22 & 23

Pointment the deputn and the Steps to be
re- the State of affairs of the Negapore City
Municipality & the Trust Bd as disclosed in the
Audit Report of Mr K Pandurangam Rao
Efficiency Auditor, G R S and State
that the Chief Engineer (Roads & Buildings)
will depute a Special staff to bring
Accounts up- to date & that arrange
will be made for a Special Audit in
next January

2) draft Submission note to Govt for
approval vide para 25 supra.

25/9/23

25-9-23 2e Rec Sec

2) draft submitted
25/9/23

3)

ANS OFFICE.
SEP 25 1923
No. 20458

NOTE—Contn sheet

(7)

Submitted to His Highness

****

31) These papers relate to the audit of the acquisition accounts registers and awards of the City Municipality and the Trust Board Mysore

32) 2 Mr K Panduranga Rao B A L T Efficiency Auditor of the General and Revenue Secretariat was deputed by me to audit the acquisition accounts registers and awards of the City Municipality and the Trust Board Mysore After the audit which was commenced by him on the 26th July 1923 and completed on the 8th August 1923 a detailed report was received from him and it has been reviewed in Government Order No L 2330-3/M1 68-22-19 dated 22-9-1923 in which suitable instructions have been given to the Chairman on various points and his explanation called for on the defects brought to notice in the Auditor's report

33) 3 A copy of the Government Order is submitted herewith for His Highness' gracious perusal

Camp Devarayadrug,
26th September'23

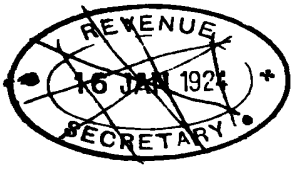
26 SEP 1923

DKR

Record of Cases submitted for the Order of His Highness the Maharaja

Subject

Government Order reviewing the Audit Report of the accounts registers and awards of the Mysore - City Municipality and the Trust - Board



34) 498

Order

KRW

14/1/24

35)

Get the G/O ready

47

16 JAN 1924

16/1

R. [illegible] III 2]

General and Revenue Secretariat

File No 68 of 1922

Serial No	
33	From the chairman, Mysore city Improvement Board No 36 of 9.1.24 Submits explanation on the several points referred to in the note of the Efficiency Audit and the Govt order issued in regard to the audit of the acquisition Accounts of the
34)	Submd for orders the main file on this subject was submd to H H and has not yet been received AS 15/1/24 (2nd Secretary) CSB 16/1/24
37)	Send him explanation AS 17/1
38)	A tabular statement showing the points requiring notice in the explanation furnished by the chairman is prepared with be submd with Secs file for submission of the file may be expedited as many months will be end of

NOTE—Contn sheet

Serial No.

DEWAN'S OFFICE
No. 28 JAN
No. 5243

present month as I have to attend to the
duties my assistant at home as the
Bonus work is very heavy
AS 39) May be granted
26/1/24
26/1/24
Dy Secy)

40) The subject is a long one &
it takes some more time to
write it carefully. It will
be sent with the early opportunity
Secy
41)
26/1

28/1

DEWAN'S OFFICE
No. 5963

42) A Statement showing the points on
the explanation of the chairman
which required notice and orders
is submitted
AS
6.2.24
4/2/24
Dy Secy)

GENERAL & REVENUE SECRETARIAT
RECEIVED 4 FEB 1924
Home Genl. Dept.

43) Necessary remarks are made in the
last column of the statement submitted
Secy

G. R. S. III-2]

General and Revenue Secretariat.

M1 File No. 68 of 1922

Serial No.

(2) I agree with the remarks of Local Auditor. Advances should be - allowed to Camphole on the usual Con- ditions mentioned - in my letter

26 2

28/2

26. 2. 24

(3) Forwarded, with Compliments, to the Comptroller for favour of remarks on the account points involved in the case

for Ld Secretary

27/2/24

U.O.No 316 WAD.I dated 17-3-1924.

(7) Paras 7, 8 and 9 - The property register is the only valuable record showing the properties acquired by the Trust Board and their disposal This has to be got up from the year 1904-05 and a form in which this register has to be maintained was prescribed by this office in December 1920 which has been already adopted by the Chairman. Two hands were sanctioned temporarily for six months in -

Government

G R S III 2)

General and Revenue Secretariat | Ml File No 68 of 1922

Serial No

Government Order No 7225-26 Ml.24-22-18 dated the 28th April 1923 and good progress is reported by the Inspecting Officer to have been secured The period for which the above establishment was sanctioned expired in October 1923 but the work being incomplete, the continuance of the establishment for another six months has been recommended by this office

47) As the preparation of the Register is a very laborious one involving the close examination of numerous records and transactions of the past twenty years, the exact period of the continuance of the establishment can only be considered on the expiry of the above period after receipt of progress during the period

47) Para 15 (a) - The compensation register is the collective record of the lands for which awards were made and are being made A plus and minus memorandum is prepared monthly by the Chairman and forwarded to this office along with the accounts This schedule furnishes the amount for which awards have been made during the month, amount of awards paid during the month and the balance unpaid to date This balance will have to be proved at least once a year and in order to enable the Chairman to do this, it is necessary that all awards of previous years for which payment has yet to be made should be brought

Note—Contn. sheet

Serial No.

brought forward in a separate section of the register with details necessary to trace the items in the compensation register.

50) The arrangement according to schemes of the awards of previous years for which payment has yet to be made will be necessary as all the old estimates have been ordered to be closed and new ones in which provision has to be made for awards not yet paid submitted for sanction-vide para 15 of Government Order No.L.7181-85/Ml.83-23-23 dated 8th March 1924.

51) Para 15 (d) - The compensation register which has been maintained from a very long time has now been ordered to be recast with additional information. If this has to be done, much time and labour is quite necessary. The purpose for which this register is now ordered to be recast would be secured if the compensation register now maintained is brought up to date and counter references are given from the Property Register The additional information now asked to be incorporated in the compensation register would be available in the property register. The revision of the compensation register at this distance of time is therefore not essential.

T. Satyanarayana
Comptroller.

Minutes of Proceedings of the Hyderabad Executive Council Meeting held by Appointment

G. R. S. III-2]

General and Revenue Secretariat. | MA File No. 68 of 1922

Serial No.	
52)	Page 4 to 5 as corrected by the Secretary in person 12/2/24 L. L. Abbey) 25/2/24
53)	The Comptroller has been unofficially consulted regarding account matters. His opinion is incorporated in the draft. The draft deals with all essential matters, in brief & contains the views of Govt thereon.
54)	Draw therefore be approved 26/2/24
55)	Put up for approval 26/2/24
56)	Put up for approval 26/2/24
57)	Issue thereafter 26/2/24

7029.

Note—Contn. sheet.

3869

15

G. R. S III 21

General and Revenue Secretariat

M File No 68 of 1922

Serial No 39

To the chairman, chief Engineer and comptroller

No 7755-57 J 29-3-24

Passes orders regarding the irregularities and defects noticed during the inspection of the work of the Mysore City Improvement Board Office

order issued and file returned with a D.S. IV as directed in

AS 31/3/24

Asst Secy) 1/4

Dewan) 4/4 2/4

AN S OFFICE
2 APR 1924

Memo—Contn. sheet.

6

Submitted to His Highness

In continuation of my Submission Note of the 26th September 1923, I beg to submit for His Highness' gracious perusal, a copy of Government Order No L 7755-57/M1 66-22-39 dated 29th March 1924 passing orders on the explanations and remarks furnished by the Chairman of the Mysore City Improvement Trust Board with regard to the several irregularities and defects noticed during the inspection of the work of the Trust Board Office by the Efficienc Auditor

Bangalore
3rd April 1924

5869

17

Record of Cases submitted for the Ord
of His Highness the Maharaja

Subject

Government Order reviewing the explanations and remarks furnished by the Chairman of the Mysore City Improve-ment Trust Board with regard to the several irregularities noticed by the Efficiency Auditor

765

Order

~~KRW~~
7/4/24

Secy

Finance 9/4 B

Items requiring notice or order

Para of S.E.	Para of Audit Report	Subject in brief	Chairman's explanation in brief
	7 & 9	Property Register must be brought up to date in six weeks with all essential information	The compilation requires to be carefully verified from not only innumerable documents but also traces and remnants left on land itself The work is pushed through with all despatch possible A reliable compilation can be got up only with fostering care and sympathetic guidance and it would take at least a year or two more
	12	Explanation for not noting in connected file Measurement Book or in the Compensation Register date of demolition of properties	This is invariably done when properties are dismantled by Departmental Agency When dismantled by owners themselv for removing materials granted free or at concession rates, merely "dismantled" is noted in the Register
	15 (a)	All awards of previous years for which payments have yet to be made should be brought forward in the Compensation Register on a separate sheet and the properties arranged according to Schemes	Undue interference with the Registers or introduction of changes in them would upset the work Carrying forward in each year's Register all previous year's awards would seem to serve no purpose
	15 (b)	Particulars of awards, payments, &c ~~to be made~~ in the Compensation Register ~~and~~ copies of Notifications being pasted on one side of the Register and as a counter-check the page of the Property Register wherein the entry relating to each property is made ~~should~~ be noted in the Compensation Register	The major portion of the sanctioned schemes has been worked out No useful purpose would be served ~~to~~ upset the existing arrangements and to start afresh arranging for all properties acquired according to schemes sanctioned since the commencement Most of the schemes have been fully worked out and if it is still considered that this work should be got done, it will take long time and also entail considerable additional establishment to regularly post all the acquisitions of the last twenty years

Form 7

Para	Page	Observations / Subject	Remarks / explanation
6 & 18	18 & 34	Delay in payment of compensation and settling claims	Awards are necessary to set the minds of all parties at rest and remove all suspense and uncertainties regarding valuation. Payments are made only when contending claims between parties interse are settled and properties are actually handed over to the Board. But there in good many cases the parties prefer the awards being left with Board till they are ready to build their new houses for fear of creditors snatching away the compensation and rendering them houseless ~~Payment of awards has not been delayed though due and demanded~~ Any suggestion or endorsement of an idea that the payment of awards has been delayed though due and demanded would be far from truth or lead to many demoralising effects and mischievous consequences.
8	19	Claim Register should be brought up to date within six weeks	The Claim Register is only a book of reference. The numbers of petitions as per this register are carried on to Ind Book which is up to date and in which all the numbers of properties of the particular Blocks are entered
9	22	Noncentries have been made in several cases particularly under column - - "Disposal of materials" in the Register showing the disposal of old materials.	This register is a new one and is being posted up by referring to and verification from the files In such a new register of compilation after verification progress is necessary slow but is being done as quickly as possible.

Chairman has not spe-
fically gone in detail
to the causes for de-
in the 12 cases not-
by the Auditor in pa-
16 ~~and of the cases~~
The Chairman
explained in a gene-
way the reasons for
intervals between
dates of award and
ual payment

s re to claims
to be special-
ed to avoid --
and should be --
separately --
the register should
self explanatory

explanation does not
sfactorily account
i ons
s of the uditor
properties No
and 1058 go to she
t claims have not --
settled for long -
ieds though the par-
in the 2nd case - -
sed that the ques-
be referred to the
t The Chairman's -
k that "any sug-
tion or endorsement
an idea that the - -
t of awards have
n delayed though due
demanded would be
from truth and lead
very demoralising --
ects and mischievous
equences seems un-
ed for

10 & 11	23 & 24	Why the owners were allowed to remove materials re- -- quires explanation, and -- why old materials were - - given away free may be explained	It has been the rule to grant poor people the materials of their acquired houses free at concessional rates accord to the nature of materials t serve as an incentive and af ford facilities for disp people to quickly build new houses and avoid over-crowd in existing houses While ing awards cost of materials also taken into considerat A promise of grant of mater free or at concessional r on early demolition of the - houses has been found to people to come to prompt set ment and help the acquisit work of the Board
11	24	In some cases materials - - were given free at the - - time of passing awards and in other cases at the time of taking possession	In some cases orders granting materials are intentionally kept back as they can not c veniently be made at the ti of award as by doing so some people take advantage of sell ing them away or delay di ing houses
12	25	Why the owners of proper- - ties mentioned were allow- ed to take materials with- out ~~payment~~ specific order and without payment re- -- quires explanation There should be no free grant of old materials in future	e cut and dry uniformity or fixed rate is ever possible is all a matter of entire d cretion vested both by law well as standing orders to the present injunction is c
13	27 (a)	The Petition Register shoul be brought up to date and entries made of every pe- tition received under the several stages	Only one Register, the Gener Register was maintained owin to want of establishment

Officer notes	Orders
e Chairman does not cite ny specific orders ap- - roving of the practice.	
materials should not - ve been granted without ecific mention of the - se in the award. Strict teh should have been -- t over the materials - ter the payments were - de	The disposal of materials which belong to T. R., after the award is made, has no consideration has not been explained. This is really misapplication of trust property.
explanation is not - - otified by quotation of ecific rule or order and - - -

Office Note.		Orders.
e early completion of - he Register is necessa- y. The Comptroller may asked to suggest a - - thod for completing it rly.		
he Chairman may be asked to see that demolition - by owner himself is - - eiarly noted in the Re- gister, when the owners are permitted to remove the materials.		
his is an important point and the Comptrol- ler may perhaps be con- sulted. There seems to be no reason to consider - - the orders already pass- ed		
onsideration of cost - - annot be a bar to giv- ing effect to the orders of Government already - - assed. The Comptroller ay be consulted as to - - establishment for - - pleting the Register accordance with the overnment Order.		

Form of Audit		Subject	Chairmans explanation
14	28 (a) & (b)	Calling for explanation for exceeding the estimated -- value while passing awards generally and in 3 specifie cases pointed out by - the Auditor relating to -- Mutual Agreement and calling for explanation for -- allowing lumpsum for roun ing	The preliminary estimates at the time of issuing Notifi tions are only rough and a proximate but the accurate the correct market value to be decided by the Award Officer after sound judgm and discretion Rounding i matter of discretion for up various errors &c
15	30 (a)	Not observing the procedure prescribed in Section 10 - of the Regulation in cer- tain cases of acquisition by Mutual Agreement cost- ing more than Rs 1,000 - and not obtaining previous appreval of the Board te - such acquisitions	Section 10 of the Regulatio lates to contracts and agr ments other than acquisit of lands to which it has n reference but which is s fically provided for under Section 22 of the Trust Bo Regulation All acquisitio by mutual consent are i ably passed or ratified by Board in due course
15	30 (b)	Some properties acquired by Mutual Agreement not de- - clared for acquisition un- der a Government Notifica- tion and Notices published under Section 16 were not produced	There would be no notices i the acquisitions had been agreement It is not kno what notices were called and what were not produce

boards

typed notes

planation is vague
hairman has not - -
specific reasons -
xceeding the amount
ted by the Auditor
gard to compulsory
quisition cases except
se out of the three
s of requisition by
al Agreement.

terpretation of the
ion is not correct.
ion 22 of the Trust
l Regulation specifi-
ly says that the --
l may by agreement -
ase any land subject
e provisions of the
lation. Section 10 -
not specifically ex-
e agreements by mu- -
consent. The Chair-
ay be asked to obtain
ious approval of the
d and adhere to the
ditions prescribed -
ection in future

on 22 of the Trust -
d Regulation specifi-
ly says that the --
d may by agreement -
ase any land sub- -
t to the provisions -
the Regulation. Acqui-
ons by mutual consent
necessary only for --
tion of schemes and
re a scheme is sanc-
ion the Board should -
f Section 16 (2) and
serve a notice on the
holders or other in-
rested persons

ions 17 and 18 of the
lation require that
ans approved by the
d should be sanction-
by Government and that
ification under the
ature of a Secretary
Government declaring -
the properties are -
ired for purposes of
ion of schemes - -
uld be published. The
Town may be asked to
only follow the pre-
ed procedure whether
requisition be mutual
ment or under the --
Acquisition Regula-

The market-value has to be arrived at in making awards. No discretion is allowed to fix arbitrary values according to the Chairman contends. 10% to Govt. is fixed from Compulsory acquisition by the Board.

Section 22, The Trust Board must collectively act not Chairman alone specific cases where the value is Rs 10,000/- Section 10 has application in such cases. If the Authority Chairman feels that Section 10 has no application, he can of course have any power to make agreements. Board only Board that can act. His assistance otherwise for he can not act by the Board specific cases brought to

the several properties came to the possession of the Board are not noted as there is no column for recording this essential information.

9 The register is yet incomplete The entries relating to the 'Date of demolition' and 'Disposal of properties' have yet to be made

9 The register in its present condition is not of much use as a book of reference This important register requires to be completed early It is worthwhile deputing one or two Sub Overseers who have long been in the Trust Board solely for the work so that it may be completed, in a course of few months

10. Compensation register A new register with the headings suggested by theComptroller has been maintained since July 1922. The headings are intended to give all the essential details of the properties acquired, the awards and payments made therefor

11 The number of cases registered in this new register till the end of 1922-23 was 90 One case no.2 was repeated. Not only were the awards passed during 1922-23 entered but 24 cases of theprevious years partly or fully paid up during the year were brought on this new book The number of award was not noted in the appropriate column against several of the old cases.

In the column "date of taking possession" the word 'yes' was entered against 37 cases, while there was no entry under this column against 13 cases in respect of which payments had been fully or partly made. Vide serials 2, 3, 8, 11, 14, 15, 16, 20, 21, 24, 53, 57, and 86 of the Compensation register

(vide 31 Nos
(11, 12, 15, 17, 1
(20, 22, 23, 25, 27
(28, 30, 31, 57, 3
(70, 79, 7, 80, 81
(82, 91, 90 & 100

REPORT

The audit of the acquisition accounts registers and awards of the City Municipality and Trust Board Mysore wasundertaken in pursuance of Government Order No 8084-86/E. dated 24th July 1923.

2 The audit commenced on 26th July 1923 and lasted till 8th August 1923 excluding four holidays

3 There were only two acquisition cases of the Mysore City Municipality oneof which was pending in court and in the other case noticeshad been issued to the parties for settling the award

Staff. 4 The correspondence relating to the acquisition work in the Trust Board Office is attended to by a senior clerk assisted by another clerk who writes up the Notice Register and prepares statements required in connection with acquisition work from time to time.

5 Most of the papers do not pass through the manager of the office as they are personally submitted to the Chairman by the clerk

6 The following registers were examined and the remarks about them are noted hereunder

Registers.

7 Property Register The object of this register is to keep a recordof the details of the properties belonging to the Trust Board and their disposal from time to time. The date or dates on

/2 At the last audit of the Deputy Commissioner's Office it was suggested that a reference to the bills for demolition of properties on acquired lands may be given in the compensation register by noting the number andpage of the measurement book and the date of demolition as on which were paid. This is not being done with the result that it is not possible to say when the property was demolished especially as the date of demolition is not noted in the file or in the measurement book or in the compensation register

/3 The payment of Rs.2500/- made on 3-7-1922 on account of compensation to Survey Nos 340 and 341 of Mysore Village was entered against the properties in the old register though the payment related to the year 1922-23

/4 There was no entry in respect of a cheque of Rs.600-0-0 sent to the District Judge Mysore on 24-3-1923 towards the execution of case No 38 of 1922-23 towards the extra compensation awarded by the court on account of acquisition of a property

/5 It seems desirable that all the awards of previous years which have yet to be paid should be brought forward into this register and the properties arranged according to the schemes for the execution of which they were acquired. At present there is no register for showing separately the acquisitions sanctioned against each

stimate, to bring out what properties
are acquired under each estimate and what
remains to be acquired thereunder
nformation in respect of details of
properties which have not yet been acquired
though included in several notifications
is being compiled for submission to
Government The Assistant Comptroller in
his last audit note suggested the maintenance of such a register but the Chairman replied that the compensation registers show the amounts paid for properties acquired and that registers for the acquisition of properties in extensions would be maintained in future to bring out the properties acquired and what remains to be acquired under each sanctioned scheme. These have not yet been opened. This information would be necessary not only in regard to extension schemes but in regard to other schemes for which properties have to be acquired The compensation register can be made to serve the purpose if the particulars of award, payment etc are noted against the properties included in the several notifications of Mysore Govt. copies of which may be pasted on one side of the register as a countercheck to see that no acquired property is left out in the property register, the page of the property register wherein the entry relating to each property is made may be noted in the Compensation register The intervals that have elapsed between the dates of award and the dates of actual payment made in some cases are noted below:-

	Date of award	Date of payment
	10-12-1921	11- -1929
	3- 1-1921	9-)-1922
10	29- 2-1921	2- 8-1922
1-	19- 5-1920	4/16-8-1922
1)	1- 9-1919	8- 9-1922
19	16-12-1921	24-10-1 22
25	12-11-1918	24-10-1922
25	20-10-1 19	17-11-1922 4-12-1922
57	10- 3-1921	22- 1-1923
59	13- 8-1919	6-12-1922
78	26- 4-1921	5- 2-1923
0)	30-11-1921	7- 3-1923

/7 Notes on some of the cases in which the settlement of claims have been delayed after the passi of awards will be found in pages 34-36 below

Notice Register

/8 The headings of this register are noted in the margin This is merely a despatch book and serves no useful purpose for reference. This may be dispensed with as each individual file relating to the acquisition of each property should contain all the information about the names of parties to whom notices were issued the dates of issue and of service and the dates of hearing etc

erial No and Notice No
ohalla and Block No
Plan No
Door No
I me
Un er what section
te of notice
Date of hearing
ignature for notice served
ate of return to the office

Claim Register

/9 register it the following headings is maintained

Serial No 2 Register No & date
Name of claimant 4 Person against
hom claimed 5 Details of property
oncerned 6 Nature of claim
Property defined 8 Disposal

Since July 192 only 18 entries have been made against which disposals are not noted except in one case serial 4 It is necessary that the disposal each case should be noted with reference to the connected files those petitions are not kept with e files concerned but separately in bundle and are supposed to be taken t for reference only at the time of settling the payment of award If all the petitions of the several claimants to a property are not kept in the connected file, there is a likelihood of some of them being lost sight of at the time of final settlement

On receipt of petitions, they are generally passed on to the compensation ork and then to the Sub Overseer in e of the concerned block for noting iculars as the petitions do not generally the the block No , the plan no and the rty in respect of which the claim made

In one case the routine procedure was followed though the petitioner had quoted the block number and the number of the property Doddanarasiah, son of Nommaiya presented a petition dated 16th May 1923 stating that the compensation payable to him in respect of 1/3 share municipal No 90 Block No 55 was referred to

as sought on 22-11-1921 for obtaining possession the free grant of materials was ordered on 10-5-1[illegible]

Krishnaraja Mohalla Block 9- 33 Plan 214 Property No 1507 was [illegible] on 30-11-1921 when no mention was made of materials. The compensation was paid in March 1923 when materials were allowed to the owner free of cost

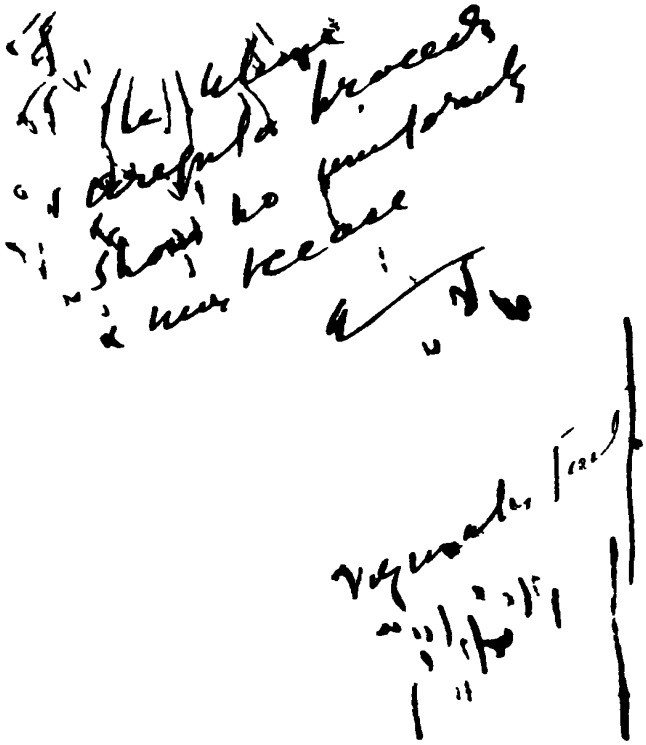
25) There are also instances in which the old materials of properties had been taken away, without payment, by the owners in the absence of specific orders or agreement authorising them to do so

K.M Abdul Azeez Pasha had taken away the materials of 6 ankanams of a terraced building, without payment, in the absence of adequate authority Block No 28, Lakshkar Mohalla award Rs 1100 on 13-12-1921 Similarly the materials had been removed, in respect of the following properties, without orders

Block No	Plan No	Door No
69 B	90	2413
46	----------	1584 & 85

26) In the case of properties Block 29-30 Plan 130 and 131 Door Nos 501 and 502 belonging to Basanthaboyamma, acquired by mutual agreement for Rs 1350 the understanding as per ~~this~~ owner's statement on 29-6-1921 was that she should get the materials free but it was agreed, at the time of payment 6-9-22, Rs 100 should be deducted for materials The materials had been removed by the owner beforethe Trust Board authorities took possession of the property, prior to 9th November 1921

Extract - I have three minor sons and there are no other claimants It is stated by the officer that the houses are required for the Trust Board I am agreeable to part with them for Rs 1350 The material may be given free "



Petition Register

The petition register had been written up only till the 21st April 1 subsequent entries having been made in the General Register The disposa of the petitions are not shewn in the register though there is a column for indicating the disposal The Register gives no information beyond the fact that the petition was given the clerk concerned on a particular In several instances no action had taken in respect of petitions aski compensation an the petitions were easily traceable

1 Petition Gl No 2967 dated 14th 1923 of Kagimbee, Kurimandi mohalla praying for compensation on account property acquired for Hydergunta Probably in respect of property No Block 41 Nazarbad Mohalla dismantl prior to 1-11-1921

Petition No 792/197 registered 1 -9-1922 o Beebema daughter of la Abdul Rahim asking for Rs 90-9-0 be compensation in respect of land acq 8 years ago

Petition No 1124/272 dated 26-10-1 Tobacco merchant of Mahomed Alli Sab asking for compensation of Rs 80 settled on 28-3- for house No 1/2500

Petition No 888 dated 28-9-1921 of K Srikantiah owner of House No 920 Block 28, Hale Agrahar praying for No 30 in Block 9 Chamundi Extension for upset price The Chairman Orde

on 30-9-1921 "give" No action has however been taken

Petition No 483 dated 5-7-1923 from K.Kuhniniamal protesting against the award of Rs.700 passed exparte on 23-3-1923 in respect of property No 393 Block 34 - 35 Krishnaraja Mohalla. No action had been taken till 23-23

Awards.25) The awards made in some cases are much in excess of the estimated value of the properties together with 15% thereon for compulsory acquisition and the excess allowed is said to be for rounding the amounts for which there appears to be no provision in the Land Acquisition Regulation or the rules thereunder. The following statement shows the market value of some properties estimated at the time of publishing the declaration and estimated at the rates prevailing in the locality just before the award was made and the amounts actually awarded with reasons if any, for excesses, allowed

Mutual Agreement.

Sec.10(2) of Regn III of 1903 says sown that agreements on behalf of the Board - when the value exceeds Rs.1000/- shall require the previous approval of the Board, shall be in writing and shall be signed by the Chairman and two other Trustees and sealed with the common seal of the Board.

Properties costing more than Rs.1000 have been acquired by mutual agreement in anticipation of the Boards approval and all formalities prescribed for the mode of entering into such agreement had not been

ro rty	stimate t the time of publishing the declaration	t s as per rates prevailing in locality at the time of award 15% for compulsory acquisition.	Amount awarded	Reasons
June 23-19 Rs 60,80-12-0				
K Mysore village Survey No 340	1,000	£ Rs 534	Rs 4,500	Round sum
do --- 341	517	= 4098		
do --- 339/2	265	+ 39¾	350	do X
		= 305		
Channegowdana koppal Plan No 97) Door No 240) 283)	280	Rs 42	Rs 350	do
		= 322		
Plan No 232) Door No 96)	444	445 + 66-12-0	550	
		= 511-12-0		

X

In this case it has been reco that the land in question is tively in lower region than what rust Board have bought from time time in the same locality for whic Rs 900 an acre hasbeen allowed

Even in the case of properties acquired by mutual agreement under provisions of the Mysore City Improvement Regulation III of 1903, such excesses have been allowed

E g Property of Mr C M Abdul Aziz Pasha in Block No 28, Lashkar Moha was valued at Rs 789 as noted in margin as per rates prevailing in locality The amount agreed on a ordered to be paid on 17-12-21 was Rs 1100 It is not known if the previous approval of the Board had

	Rs As P
6[illegible] Sq Yds of land at 2-3-0 P Sq Yd	360-0-0
Serviced house [illegible] at Rs 300 Rupees [illegible]	360-0-0
[illegible] at Rs 1-0 a ft	48-0-0
[illegible] at 13-0 a ft	
Price lumpsum	

had been obtained for this agreement as required in sec 19(2) of Regulation III of 1903 B

(c) The estimate prepared at the rates ruling in the locality in respect of property No 100 belonging to Sidler Gopala in Block 31-32 Lashkar Mohalla amounted to Rs.330-0-0 excluding 15% on account of compulsory acquisition Rs.49-8-0.

The order was "Awarded Rs 400"

Dated 2-2-21

(c) Rs 1200 had been paid in respect of property No 373 Block 2, Lashkar Mohalla while the valuation as per market rates was estimated at Rs 940 excluding Rs.141, at 15% for compulsory acquisition.

29 Instances were not wanting where the usual excess of 15% over the estimate was not awarded even in cases of compulsory acquisition, after the issue of declaration. The award passed on 14-2-1923 in respect of property No 88/P Block No 41 Nasarbad Mohalla was for Rs 130 against an estimate of Rs.160. The property was declared for acquisition on 6-4-20 and the amount was paid on 19-2-1923

3 Mutual Agreement. Sec.19(2) of Regn III of 1903 lays down that agreements on behalf of the Board when the value exceeds Rs.1000/- shall require the previous approval of the Board, shall be in writing, and shall be signed by the Chairman and two other Trustees and sealed with the common seal of the Board B

Properties costing more than Rs 1000 had been acquired by mutual agreement in anticipation of the Boards approval and the formalities prescribed for the mode of entering into such agreements had not been C

75

under one in respect of the follo in-

Block	Plan	Pro perty	Amount	Date of Agreement	Date of taking possession	Date of payment	Date of Boards approval
Lashkar Chhalla			₹				
2	274	-	2,300	4-11-19	20-11-19	5-1-20	13-12-19
2	273	-	1,200	4-11-19	11-11-19	12-11-19	6-12-19
72	114 and 115		1,300	3- 1-21	June 22	26-7-22 9-9-22	14-10-22
57	9	1227	1,800	28-3-23	Not furnished	Site of the value of ₹1253 given	28-4-23

4/2

These properties have not been cleared for acquisition under a notification of Government Th notices, if any, published by t Board under Sec 16 of the Regn III of 1903 were not produced no were they found in the connected files

E

Block	Property Nos	Purpose
1-2	115, 99, 96,	For the improvement of the Travellers Bun low road
-39	130, 131, 133	

3/ The Trust Board in their meeti held on 2-7- 1 resolved that the properties notedin the margin be acquired and further action t under Sec 16 of Regulation III o 1903 The preliminary notice required under sec 16(1) of the Regulation was published on Page 266 Part I A Mysore Gazette da 28th July 1921 Subsequent to publication of the notice all the six properties were acquired by mutual agreement as detailed bel

7

Three of the said properties viz 115, 130, 131 were shown as havi been acquired for the improvement

of Government House North Gate area and was ratified by the Board at their meeting held on 14th October 1922 though according to the notice they were required for the ~~Mysore Board~~ Travellers Bungalow road

Block	Plan	Amount Rs	Date of Agreement	Date of payment
21-22	115	500	20-7-22	8-9-22
	89	240	5-4-21	17-4-22
	86	300	14-12-1	18-3-2
29-30	130-131	1350	29-[illegible]-21	9-9-22
	133(part)	025	7-4-22	Adjusted towards value of another land given
	Total Rs	2915		

N B The agreements in respect of properties 89, 130-131 had been entered before the proposal to acquire them was sanctioned by the Board on 2-7-1921 The scheme has been executed after incurring an expenditure beyond the sanctioning powers of the Board contemplated in sections 18(2)b and 32 of Regulation III of 1903

The estimate for the acquisition of these properties was not sanctioned by Govt but was operated upon under section 32 of the Regulation

In another case the preliminary notice required in accordance with sec 15(1) of Regulation III of 1903 in regard to the scheme for the acquisition of properties 109/1 and 109/6 in Block 21-22, Lakshmipuram for improving the Travellers Bungalow road published on page 259 Part I A of the Mysore Gazette dated 14-7-1921

37

The replies received in response to this notice were considered by the Board at their meeting held on 22nd October 1921 when they resolved that the properties be acquired and the scheme submitted to Government for sanction (vide page 378, Part I A Mysore Gazette dated 10-11-1921) The scheme has been sent up to Government but the awards in respect of these properties classed under mutual agreement were passed on 26-11-1920 and 2-2-1921 for Rs 130 and Rs 400 respectively long before the Board resolved to acquire the properties The payments have not yet been made ~~it could not be made~~ It could not be made out from the records made available whether the properties had been taken possession of In the file of papers relating the case of the award of Rs 400 for property No 109 in favour of Ridler Gopaliah, there was a draft letter to the Huzur Secretary requesting him to direct the Ridler to appear in the Trust Board Office to have the matter settled as the award was remaining unpaid for over two years Redraft had approved the Executive Engineer on 6-3-1923 The letter had not however issued

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Mutual agreements

33 A number of properties had been acquired as being insanitary or for opening out lanes by mutual agreement and subsequently ratified by the Boa

38

Block	Plan	Name	Amount	Purpose	Date of payment	Ratified by the board
24	Vacant land	Shahobee	50	Insanitary	Not paid yet	
24	103	Gulam Hyder	250	do	20-3-23	28-4-23
64	78	Chendrasekha - racharı	1350	On sanitary grounds	1-4-21	Not known
28-30	451/9	Abdul Wahab	2-5	For a conservancy land	March 23	do
237	Mysore village	Mr D Venkate urs	2 0	For a road in the sewage farm	30-12-22	28-4-23
28	Laskar Mohalla	Abdul Aziz Pasha	1100	Not mentioned	15-12-21	Not easily traceable

Note - In the case of the property of Chendrasekharachari the board had on 5-2-1921 resolved that the property be reacquired and the scheme submitted to Government for sanction It was not reported to Government but the property was taken possession of on 2-4-21 The claims were finally settled on 15-4-21

Such cases are not usually declared for acquisition on the ground that they are acquired by mutual agreement under Se tion 22 of the Mysore City Improvement B tion and that the provisions of the Land Acquisition Regulation do not apply A notification appears necessary even in respect of properties acquired by mutual agreement as the purpose of such notifica tion is to secure an indefeasible right the property and this was specifically pointed out to the Chairman of the Impro ment Trust Board so far back as October (Vide G O No 3192-3/Ml 149-06-2 dated 26 October 1906)

Payment of awards

34 The accompanying statement gives the particulars of some ~~instances~~ cases in which settlement of claims has been long del even af er taking possession of the prop ties In several instances the date or least the month in which the property taken possession ~~ex~~ of is not noted eith the Compensation Register or in the corre file So the measurement books in which details of measurement for dismantling t properties and removing the debris are no had to be looked into for the dates Ev these do not give the correct date on wh the properties ~~are~~ were demolished as the bil therefor ~~are~~ were prepared and submitted for ment some months after the work of demol is completed

Block	Plan No.	Property No	Name of person known to be owner	Date of award	Amount of award	Date of taking possession	Remarks
80-2-83	129	1160	Rudrappa minor Guardian Karanna	16-12-21	900	18-5-1922	The guardian produced the guardianship certificate and asked for payment on 14th October 1922 It was proposed to send the amount to the District Judge for adjudication of claims and the Chairman ordered that the parties may be intimated No further action taken
79	146	2145	Syed Hussain	19-10-14	190	Date not noted	The amount was not tendered at the time of passing the award and there is nothing in the file to indicate that the notice of award had been issued
73	30		B Subba Rao	17-11-20	150	Exact date not noted	Award notices were served on Mr B Subba Rao and Venkata Subba Sastry on 29-11-20 and 13-12-20 respectively The latter contends that the former has no claim on the property and wants a site The case has not been decided nor has it been referred to Court for adjudication
72	30 & 31	922 & 923.	Tiruvengada-sami Mudaliar for Bheema Rao.	16-12-21		Prior to 18th May 1922	The claim of Bheema Rao was contested by Bhagirathamma so far back as 15th Oct 1921 The case was referred to the Dt Court on 24-10-1922 nearly 6 months after demolition of the property.
80-2-83	201	1515/1	Murad Sab.	30-11-21	300	Prior to 12-8-22	The claim for 3 may share was moved on 10/-/1 for issue necessary Intimation for the same was sent on 1/12 the property The same was attached by an order of the Subordinate Judge 6/12 The Case was sent to Court for adjudication on 29/12/22

Block No	Plan No	Property No	Name of person known to be owner	Date of award	Amount of award	Date of taking possession	Remarks
Mandi Mohalla	Site No.		Rangudiah	30-3-21	618	Exact date not given	On 28th Nov 1921 the petitioner Rangudiah produced a copy of the decree of the District Court and his brother's muchalika dated 11-9-1918 waving his claim to the site in question and asked for compensation It was not paid though in the award it is said that the amount was tendered Further, the site had been sold to him in February 1918 in connection with the acquisition of his property 44 Plan 24 Block 55 in the year 1918 [illegible]
Nazarbad 37	464		Hammanthiah	1-9-19	200	Exact date not known	On 8-1-20 the Chairman ordered that the amount may be [illegible] in Revenue Deposit but no action was taken
Mandimohalla Block 7		2	Basamma wife of Kasimalliah	8-4-21	414	Exact date not given	The site was sold to Kasi Malliah by the Trust Board in August 1918 who subsequently sold it to one Govindasamy Palace Overseer by a registered deed on 25th Jan 19 Evidently no enquiries were made about the ownership when the award was made in favour of Basamma on 8-4-21 In reply to the representations of Dasappa the executor of Govindasami's will on 15-4-1923, 12-5-23 and 15-6-1923, he was informed on 3-7-23 that no action can be taken as the claim was received after the award as passed Basamma has not in spite of repeated notices appeared to receive the amount The case has not been referred to the Court as prayed for by Dasappa.
80-2-33	289		Venkatasami Raju	12-9-19	450	[illegible]	On 28-7-22 the owner presented a petition complaining of the non-payment of compensation therefor ten months had elapsed since

Block No.	Plan No	Property No.	Name of person known to be owner	Date of award	Amount of award	Date of taking possession	Remarks.
80-?-83	133	1165	Mallamma	?7-5-21	320	Prior to 15-2-19?2	ven before the award was made the rightto receive the compen ation was conte ted by uddamma the brother of the alleged owner and one u'tamma Vide petition dated 6-1-19?? from uttamma and statement of uddanna on 11-3-1921 The case as referred to Court for adjudication of claims on 1-11-1922 i e , 9 months after taking po session and 17 months after the date of award

No 6532/Rel 201-22-
Sub 2 to Dewan
on 11 8 23

35 There are a large number of cases in which awards have been passed but in respect of which payments have not yet been made. A long list of such cases has been forwarded to Government with Chairman's letter No. 92 dated 18th June 1923

36 The following are some of the instances in which prompt action has not been taken for the early settlement of claims.

Block No.	Plan No	Property No.	Date of award	Amount Rs.	Remarks
20-2-83	278	1946	23-5-21	500	In the award order it is stated that the amount was tendered and that it would be distributed among three claimants if they come to an amicable settlement The claims are still pending and the case has not been referred to the Court for adjudication
67	14 & 15	1955	4-5-21	1300	The award was made in the presence of Mr L Vasudeviah the owner of the property, but the notice of award was not sent to him subsequently In his petition dated 13th June 1921 M L Vasudeviah complained that the details of award have not been furnished to him as promised and prayed that the case may be referred to Court for adjudication No action has been taken till 1-8-1923
10	20		21-2-1922	990	With reference to the notice of award served on her the owner Kenchamma in her petition dated 20-4-1922 stated that the compensation was low and prayed for the enhanced compensation No orders were passed on the petition

Block No	Plan No.	Property No	Date of award.	Amount	Remarks
					The payment of the compensation awar still due as the pr perty has not been possession of
				Rs	
10	26		26-4-21	357	The notice of award issued on 1-7-1921. owner in his petiti dated 20th July 1921 prayed for enhancem of compensation, f grant of materials a site and stated pending orders he wo hand over property. orders were passed a a notice dated 19th September 1921 was ved on 19-10-1921 ask ing him to hand over property No further action was taken

37 Instances are not wanting where paym are long delayed though the amounts involved are small and the parties have affixed their thumb marks signifying their consent to the compensation settled by mutual agreement.

Block No	Property No	Name of Owner	Amount	Date of order	Remarks.
80-2-83	296	Bettachary	Rs 20	29-11-22	Not paid till 31-7-23
77	8(part) Land and Mud wall	Muniappa son of Kandil Basa-viah	20	17-11-22	Chairman's order " him Rs 20 as per mu agreement " Not paid till 1-8-23 though the party was present at the time of the order.
24	Vacant land acquired for being insani-tary	Mahobobee	" 50	19-3-23	Mohobobee is the own as per document rg-istered on 25-7-22 a Sheik Davood husband o the owner was present at the time of the order The amount had not been paid till 1-8-1923 nor had a notice of award issued the lady.
Manne-Gowdana-koppal	Vacant land measuring 15 x 26= 43 yds for opening a road No 3 North to south	agasara Rama	15	17-11-22	Payment had not been made till 1-8-1923 though the Chairman's order was "Party resent Pay Rs 15 including 15% for com-sulsory acquisition "

WB

38 Paucity of funds is one of the causes for the delay in the payment of awards as a considerable portion of the allotment for 1922-23 was utilised for the acquisition of properties in the Fort The expenditure incurred during 1922-23 for the acquisition o of properties in Fort amounted to Rs 88,435 while that on account of properties in other parts of the city was Rs 29,098 The total liability of the Board in respect of acquisition of properties for which awards have already been passed of which a list has been submitted to Government with Chairman's letter No 92 dated 18th June 1923, amounts to Rs 116000 In para 4 of G O L 7776-81/M1 165-22-2 dated 30th May 1923 an allotment of 156,000 has been provided for expenditure for a period of three years In para 6 of G O No L.8249-55/ M1.207-22-1 dated 20th June 1923 a definite programme for the next two or three years was called for, with due regard to the money that will be available so that the other cases may once for all be postponed as being beyond the means of the Board A programme is still du It is understood that with a view to find out which of the declared properties may be released, an inspection of the several localities is being made In view of the limited grant it may be also be considered whether the acquisition of properties in respect of which awards have been made, but which have still been taken possession of may not also be withdrawn if their immediate acquisition is not necessary

39 In the case of declared properties some of the owners have been seeking permission

to improve their houses in case they are not likely to be acquired e.g., Petition No.Gl.714 Pentition 174 dated 8th September 1922 from Annadani Sidda Krishnaraj Mohilla near Seeneer- katte. It would be hard to keep such applicants in suspense for indefinitely long periods.

40 Valuation Estimates.--The estimates for the valuation of properties to be acquired are usually prepared by the Sub Overseers just before the awards are made and these undergo no scrutiny by any superior officer e.g., An estimate for Rs.430 was prepared by Sub Overseer Rosario on 3-8-23 in respect of Property No.1505. Plan 216, Block 80-2-3 belonging to Subbiah and given to the compensation clerk for being placed before the Chairman. It was however stated that the Chairman himself scrutinizes estimates at the time of inspection of the properties to which they relate.

41 Bills for the demolition of properties and removal of Debris.--Even in cases where the materials are removed by the owners without payment the walls have to be demolished and the debri removed departmentally the cost of which ranges between 5 to 10 per cent of the award. Generally the cost of old materials are estimated at 10 per cent of the award and in a number of cases they have been sold at that rate --

In the case of fairly valuable properties in the Fort, the owners gladly took away the materials agreeing to pay 20 per cent of the award. Under these circumstances it is a point for consideration whether the free grant of materials may not be made subject to the stipulation that the owners should at their cost have the walls

demolished and the debri removed to places shown to them The bills for these items of work are submitted by the contractor and arithmetically checked by the Compensation Clerk with reference to the measurement books and the estimates for valuation prepared for the purposes of award A more effective check by a technical officer appears necessary before the bills are passed for payment as the compensation clerk cannot be expected to check the accuracy of the measurements of actual work done and the rates which have to be allowed in respect of the several classes of properties Two of the measurement books viz., Nos 15 and 17 were examined and there was no indication to show that at least a certain percentage of the measurements had been checked by any officer other than the Sub Overseer who had recorded the measurements.

42 Disposal of model houses --The amount of outstandings under this head was Rs 18 028 at the end of June 1923 as against 13,023 at the end of June 1922 The increase was due to additional houses sold during the year 1922-23 In para 16(iii) of the Chairman's printed report dated 1st April 1921 it was stated that 39 model houses had been constructed in the Narasimharaja Mohalla at costs varying from Rs 800 to Rs 1200 and were available to such of the displaced persons from Mandi and Laskar Mohallas as may be in need of them.

Some of the houses have been sold to the following persons --

1 Mr L D Smaller

2 " Mohamed Usman

3 Miss A H Allen

4 t Lingam p

5 Mr. K.C.Subroyan, Dt. Sheristedar, Mysore Dt.

6. Mr C.Mukunda Rao, Clerk, Government House.

7 Mr T Narayana Rao Do

8. Mr Munivenkatappa Contractor,

9 Mr A S Shankara Iyer, Cook Indian Guests Quarters

10 Mr Muhammad Peer, Chief Officer, Mysore City Municipal

It is not known if the above persons had been turned adrift consequent to the acquisition of their houses, if any, in the Mysore City Instalments are overdue in respect of cases Nos 5, 6, 7 and 9 but notices have not been issued. In the last case a sum of Rs 945-1-0 was outstanding at the end of December 1922 No recoveries have been effected since January 1923 and no action had been taken till 1st August 1923 though the office is aware that ~~the person~~ Mr MShamed Pasha passed away nearly 6 months ago

43 Among the old petitions in the almirah of the Compensation Clerk was found a petition of Syed Masthan sent by Registered post on 11th March 1921 praying for a model house in Narasimharaja Mohalla after deducting the compensation payable in respect of property (93) 485 in Block 42-43, Nazarbad Mohalla acquired by the Trust Board It was referred to the Chief Officer on 14th March 1921 by the Chairman What action had been taken in this matter was not easily traceable

44 Records --A receipt register for showing the several disposals received in the records is not maintained though there is an Issue Register. Sixteen acquisition cases handed over to the Records on 5th December 1921 by Compensation Clerk Krishnappa had been entered in the Issue Register so that the Issue Register is at times used as a Receipt Book also - The acquisition records are kept in two

almirahs and they are arranged according to the blocks in which the acquired properties are located An index of the acquisition files is not maintained There is not a table of contents in respect of each file a list of the contents of each file appears very necessary as the title deeds and mutchalikas in respect of immoveable properties especially those acquired by mutual agreement would have to be preserved for long periods and their extraction from the files have to be carefully guarded after out In several instances neither the files were to be found in the bundles nor were there requisition slips for the same e g

Case Re to acquisition of property No. 16 Block 7 belonging to Syed Abdul Khader Rs 1441

1/133 29-30 Hassan Sheriff

Survey No. 52 Mysore Village Thimmaiya alias Boriah Rs 2098-12-0

List of records taken out for reference but not returned to the records for long periods are not prepared from time to time The issue register indicated that Acquisition Mutchalika Nos 15 of 16-17 and 56 of 14-15 issued on 2-1-19 and 6-1-19 had not been returned to the records

The inspection disclose a mass of confusion, delay, needless inconvenience & expense to the parties in many cases - tends to help the people to the establishment of one or other of the above evils, & to

K Pandurangaiah
20 8 1923

51

G R. S. VI—G/32]

SUBJECT ...

Diary No. of letter replied to

General and Revenue Secretariat
( )
, *the* *191*

Date of issue 26 7 23

Signed by Mr. Dr. A. Srinivasan
Dean

Section
File No.
Serial No

No. G 2071-85/8000

To
The President Coly
Municipal Council Mayor
and
The Chairman of the Mayo
Improvement Trust Boar

Sir

I am directed to
state that Mr K. Pandurang
the
Efficiency Auditor of the G
& Rev Secretariat is depu
to audit the acquisition
accounts registers and

0057

and awards of the City Municipality and the Inner Brand Cityone city and to request that necessary instructions may be issued Kindly for all the records, Accounts & Registers etc may be made available for examination by the auditor

I have ate

---

for Chief Secretary
Dy 17/7/85

Copy to the Rev Secretary Dy Govt
With Compliments

Issued Dy 2884-85

Copy to Mr K Pandurangaiah
Efficiency Auditor for information. List of enclosures.
and guidance - He is requested to
proceed to Anpur at once By order

for Chief Secretary
Dy

Copied by
Examined by

PROCEEDINGS OF THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE

---

mb 68-22-19

R e a d -

The Chief Secretary's letter No G 2084-5/G P dated the 24th July 1925 to - the President of the City Municipal Council Mysore, and Chairman of the Mysore - City Improvement Trust Board stating --- that Mr V Panduranga Rao, B A , L T , - Efficiency Auditor of the General and Revenue Secretariat was deputed to audit the acquisition accounts, registers and awards of the City Municipality and the Trust Board, Mysore, and requesting that necessary in- - structions might be issued that all the - records, accounts and registers etc , might be made available for examination by the - Auditor

2 A report on the audit of the acquisition accounts, registers and awards of the City Municipality and Trust Board, Mysore, -undertaken by Mr V Pandurangs Rao, B A L T Efficiency Auditor, in pursuance of - the order of the 24th July 1925 read above

Order No L - 330-33 Revenue
Bangalore 22nd Sept 1925

The defects noticed in the Audit - - Notes and the action taken in each case are indicated below -

1 Para 5 - It is reported that some of the papers do not pass through the Manager of the Office as they are personally

(c) It is reported that the suggestio made by the Assistant Comptroller in his - last audit note that a separate Register should be opened for showing separately, -- the acquisition sanctioned against each -- estimate, to bring out what properties - - were acquired under each estimate and what remains to be acquired thereunder has not been adopted and that the Chairman has re- plied that he would open such a register - in future in respect of properties to be - acquired in the extensions of the City -- Why such registers have not been open- ed should be explained

Para 15 (d).- It is suggested that entries should be made in the Compensation Register of particulars of award, payment etc , against the properties included in - several notifications of Government, co- - pies of the letter being pasted on one - - side of the register and that as a counter check the page of the Property Register - wherein the entry relating to each propert is made may be noted in the Compensation Register These suggestions should be - adopted

6 Para 16 - A dozen cases have been quoted to show that long intervals have - - elapsed between the date of award and the - date of actual payment The delay is un- satisfactory Awards should be passed -- according to the standing instructions - given by Government in the matter

56

7 Para 18 - The maintenance of th Notice Register should be continued thou its abolition has been suggested by the - Auditor

8 Para 19 - It is reported that - since July 1927 only 14 entries have been made in the Claim Register and that the - disposals have not been noted in any case except one This register should be - - brought up-to-date within six weeks

9 Para 22 - It is reported that - the register showing the disposal of the old materials has been kept incomplete as no entries have been made in several case particularly under the column "disposal o materials " The omission is serious and requires explanation

10 Para 23 - It is reported that in 27 out of 98 cases entered in the Compens ation Register for 1927-28, the owners -- have removed the materials Why the own ers were allowed to do so requires explana tion

11 Para 24 - It appears that the old materials of houses acquired either com- pulsorily or by mutual agreement are ge- - nerally given away free in respect of smal properties In some cases they were - - given free at the time of passing the - - award and in other cases at the time of - taking possession Why the old materials were given free

12 Para 25 - Why the owners of -- properties mentioned in this para were -- allowed the old materials without specific orders and without payment requires - explanation The irregular procedure in the matter of the disposal of old materials referred to in paras 24 25 and 26 of the report shows no uniformity and it - - should therefore cease There should be no free grant of old materials in future

13 Para 27 (a) - It is reported - that the Petition Register has not been kept up-to-date and that this register -- gives no information beyond the fact that the petition was given to the clerk concerned This is very unsatisfactory -- The register should be brought up-to-date and entries should invariably be made of every petition received and of the several stages through which it passes until its final disposal

Para 27 (b) - It is reported - - that no action has been taken on the petition of Pukhraniammal protesting against - the award passed ex-parte in respect of - her property in Krishnaraja Mohalla This requires explanation

14 Para 28 (a) - It is reported - that the awards made in some cases are -- much in excess of the estimated value of the properties together with 15 per cent thereon for compulsory acquisition and -- that the excess allowed is said to be

rounding the amounts for which there appears to be no provision in the Land Acquisition Regulation or the Rules issued thereunder Why such an excess was allowed may be explained

Para 28 (b) - It is also reported -- that such excesses have been allowed even in the case of properties acquired by mutual agreement under the Mysore City Improvement Regulation and three typical instances of the same have been given How this has happened may be reported

15 Para 30 (a) - It is reported - that properties costing more than Rs 1,00(were acquired by mutual agreement in anticipation of the Board's approval and that the formalities prescribed for entering - into such agreements were not observed in some instances This may also be explained

Para 30 (b) - Some properties acquired by mutual agreement are said to have not been declared for acquisition under a notification of Government The - notices, if any, published by the Trust - Board under Section 16 of the Regulation III of 1903 were not produced nor were the found in the connected files This may - be accounted for

16 Para 31 (N B) - It is reported that the agreements in respect of properties 89, 130 and 131 had been entered into before the proposal to acquire them was - sanctioned by the Board, that the scheme -

had been executed after incurring an expenditure beyond the sanctioning powers of the Board and that the estimate for the acquisition was not sanctioned by Government but was nevertheless executed under Section 22 of the Regulation The Chairman will be good enough to state how this has occurred

17 Para 32 - All the mutual agreement cases of the kind noticed in this para should be regularised

18 Para 34 - In some particular cases settlement of claims is said to have been long delayed even after taking possession of the properties Such delays should be avoided

19 Para 36 - Some instances have been quoted by the Auditor, wherein prompt action was not taken for the early settlement of the claims for compensation All such cases should be disposed of promptly and a report made to Government to that effect

20 Para 37 - Certain instances have been quoted where payments have long been delayed, though the amounts involved are small and that the parties have affixed their thumb marks signifying their consent to accept the compensation settled by mutual agreement Explanation for the non-disposal of these cases should be submitted

21 Para 38 - Submission of a definite programme of acquisition case - - called for in para 6 of Government Order No L 8249-55/11 207-69-1 dated the 25th June 1923 should be expedited

22 Para 40 - It is reported that the estimates for the valuation of properties to be acquired which are usually prepared by the sub Overseers undergo no scrutiny by an superior officer This is very unsatisfactory The preliminary estimates should be checked by the Trust Board Engineer

23 Para 41 - It is reported that bills for the demolition of properties - and removal of debris are submitted by ~~tx~~ the contractor and arithmetically checked by the Compensation Clerk with reference to the measurement books and the estimates for valuation prepared for the purpose of award and that a more effective check by a technical officer appears necessary before the bills are passed for payment The present procedure is irregular ~~is~~ Cleared

24 Para 42 - It is stated that - some of the model houses constructed for housing the displaced persons from the - Mandi and Tajpur areas have been sold to certain former Officials including the late Chief Officer of the Committee and that no notices have been issued for the re- -

covery of the instalments which are overdue in respect of cases Os 5 & 7 and 9 whether the said officials had been displaced by the acquisition of their houses if any in the above City and why timely notices were not issued for the recovery of overdue instalments may be explained. An explanation should also be submitted as to whether the value of the house sold to late Mr. Mahomed Peer has not yet been recovered from his heirs though he died more than six months ago

25 Para 43 - It is reported that among the old petitions in the almirah of the Compensation Clerk was found a petition of Syed Ali dated received in the Trust Board Office on 11th March 1921 praying for a model house in Narasimharaja Mohalla after deducting the compensation payable in respect of property (No) 485 in Block A-43, Avarbidi Mohalla, acquired by the Trust Board. No this petition was finally disposed of may be reported

26 Para 4(a) -It is reported that a Receipt register for showing the several disposals received in the records is now maintained though there is an Issue register for such a register is now maintained as be stated

Para 4 (b) - A table of contents should invariably be kept in land acquisition files and an index of acquisition files should also be maintained

~~as~~ as su e to by the Auditor

3 An eva uation of the Audit Notes discloses a a of confusion delay -- want of unifor l procedure and neglect of interests of the ar t Board i many cases h si e creating hardship to the people o the ore Cit

4 The Chief reer for ads and -- Buildings i equested to epute a orce a special to co ti e ar Account ant of hi De a tment o 50/- a nont and t o assistant to or the Offic of the Cit T e n at Board gore for a rio od of three month and brin in-to- ate all the registers and record

5 overn ert will arran e another Spe cial A dit of the Trust Board Accounts in January next and after this is done fi- - nancial result of the acquisition so far done will be calculated and a list of as- sets and prope ties correctly prepared

18/8/23

Sec etar to Government
Revenue Department

To
The Chairman City Impt Trust Board
ore with a copy of the Audit -- Notes
The Ire dt City l Cnl ysore
The f nan for Pds & Bdgs
The Comptr to ort

E W P

63

OFFICE OF THE CHAIRMAN

No 36
Enc One File

CITY IMPROVEMENT TRUST BOARD MYSORE

DATED 9th January 1924

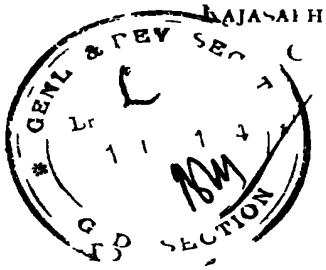
22208

D 3869

Rec'd 11/1/24

FROM

RAJASABHABHUSHANA, DIWAN BAHADUR
C SRIKANTESVARA AYYAR B A B L
CHAIRMAN CITY IMPROVEMENT TRUST BOARD
MYSORE



B Nagappa, Esquire , Bar-at-Law ,
Secretary to the Government of His Highness the
Maharaja of Mysore, Local and Legislative
Departments

SIR

nl-68-22-33

With reference to Government Proceedings No L 2330-33/ M 68-22-19 dated the 22nd September 1923, passing Orders on the Notes of inspection submitted to Government by the Secretariat Efficiency Auditor I have the honor to forward herewith in a tabular form the Efficiency Auditor's Notes, Government Order thereon prior to the Board's remarks or explanations thereof, and the Trust Board's reply against the several points

2 The explanations are self-contained and speak for themselves I am only to add, that had the Government been pleased to previously refer the Efficiency Auditor's Notes to the Trust Board for their views or remarks, much of the erronious impressions now conveyed would have been obviated

I have the honour to be,
Sir
Your most obedient servant,

C Srikantesvara Ayyar

Chairman

Efficiency Auditor's Inspection dated 26th July 1923 to 8th August 1923.	Government O thereon, (No 2330-33/M1.6 22-19 dated 22nd Septemb 1923.
1	2
Report The audit of the acquisition accounts, registers and awards of the City Municipality and Trust Board, Mysore, was undertaken in pursuance of Government Order No.2084-85/G M. dated the 24th July 1923.	The defects noticed in Audit Notes the action be taken in each case as indicated bc
2 The audit commenced on 26th July 1923 and lasted till 8th August 1923 excluding four holidays	
3. There were only two acquisition cases of the Mysore City Municipality one of which was pending in Court and in the other case notices had been issued to the parties for settling the award	
4 Staff- The correspondence relating to the acquisition work in the Trust Board Office is attended to by a senior clerk assisted by another clerk who writes up the Notice Register and prepares statements required in connection with acquisition work from time to time.	
5 Most of the papers do not pass through the Manager of the Office as they are personally submitted to the Chairman by the clerk	1.Para 5 It reported tha most of the papers do no pass through Manager of

Trust Board explanation

3

Since the retrenchment of the Staff in 1922, there is only one clerk and none else to help him as stated herein (vide Budget for 1922-1923)

Papers do, as usual, pass through the Manager as the ministerial head of the Office

Office as they are personally submitted to the Chairman by the Clerk This is not right. The Manager must check the work of the clerks

6 The following registers were examined and the remarks about them are noted hereunder.-

2 Paras-7,8 and 9 relating to the incompleteness of the property register.This register must be brought up to-date in six weeks with all essential information.

7. Registers. Property Register— The object of this register is to keep a record of the details of the properties belonging to the Trust Board and their disposal from time to time. The date or dates on which the several properties came to the possession of the Board are not noted as there is no column for recording this essential information

8. The register is yet incomplete. The entries relating to the 'Date of demolition' and 'Disposal of properties' have yet to be made

9. The Register in its present condition is not of much use as a book of reference This important Register requires to be completed early It is worthwhile deputing one or two Sub-Overseers who have long been in the Trust Board solely for the work so that it may be completed in course of few months.

The income of the Trust Board and its assets cannot be calculated without them.

It was this Chairman that firs[illegible]rought to the notice of Government the paramount importance o[illegible]ringing to current, the Trust Property Registers, which had not met [illegible]th its due recognition before—

vide (i) paragraph 5 of Letter[illegible] 343-S 65/C 160 of 19-20 dated 16th March 1920 in the matter.

"5. No detail audit of t[illegible] Trust Board operations have been had for so[illegible] time, it is necessary to arrange for one a[illegible]soon as possible. In paragraph 13 of the [illegible]vernment Review cited above, the Comptroll[illegible] has been requested to arrange for half yea[illegible]y audits of the accounts of the Trust Board. Before these audits are started, it would be [illegible]ll if the Comptroller be requested to depute a senior Accounts Officer with sufficient staff to overhaul the accounts of the Board from th[illegible]commencement to now, and get the registers etc, properly examined so as to be able to verify [illegible]he assets and liabilities of the Board and star[illegible] again with a clean sheet, otherwise, the half ye[illegible]rly audits, I am afraid, will not be of much u[illegible]e. I have, therefore, to request that immediat[illegible] action may also be ordered in this matter "

(ii) Letter No 39/S 11/C 20 of 20-21 dated 10th September 1920

With referende to para 4 of Government Order No R

"14277-81/M1 185-19-2 dated the 28th June last, directing that for the purpose of verifying the assets and liabilities of the Trust Board up-to-date, action should be taken in accordance with the Comptroller's view, I have the honour to state that the opinion of the Comptroller, as conveyed in this Government Order, would seem to be that if the additional Registers proposed by the Inspecting Officer during his audit of the Trust Board accounts in March last are maintained, there would be no necessity to overhaul the accounts of the Board from the commencement of its formation. I beg to submit, I regret, I am unable to follow his reasoning not being able to make out how any form or set of forms or registers which may be found necessary for the better exhibition of the result of future work, will form a remedy for rectifying the previous defects and supplying the previous omissions, unless all the account books and registers maintained heretofore are critically reviewed, thoroughly recast, and carefully re-written after the intended revised forms are introduced "

"2. The Mysore City Improvement Trust Board has been at work for over sixteen years and during this period, landed properties costing nearly 24 lakhs of rupees have been acquired for the execution of its schemes. An accurate and detailed statistical information as to what extent of lands and houses so acquired has been utilised for roads, lanes and other improvement purposes, what extent of the same has been sold or otherwise given away to the public, and what still remains as property of the Board for future disposal, is indeed absolutely necessary for the requirements of the Board, both at present and at any time in the future when the Board may be dissolved and their affairs wound up or amalgamated "

" 3 A set of forms and registers were introduced in the earlier stage of the Board's operations for recording therein the properties acquired and their disposal in the shape of building sites etc. From various causes which need not be discussed here, these registers have undergone several changes from time to time both in point of their form and mode of registry therein, partly on suggestions from various audit Officers as is again now suggested, and partly on what is stated to be the experience of the times, but their maintenance at any rate, has continued without break The common and the chief defect in all these sets of registers is found to be the <u>want of cross references</u> between the registers of acquisition of properties and the registers of their dispdsal. The omission of this very important link does not facilitate the tracing of items readily, and as time goes on it will become impossible, and consequently the entries made therein will necessarily have to be taken at a discount in point of their completeness and accuracy. It is this complete overhauling and auditing of the property registers of the Trust Board, with a view to make out that every foot of land and property acquired is properly accounted for and its appropriation is distinctly shown by means of connective references, that is essentially wanted. "

" 4. The accounts of the Trust Board up to end of the year 1916-1917 were subjected to the audit of several Audit Officers on 5 different occasions, and even after these audits, the necessary cross references have not been posted."

" 5.This work of regularising the accounts of the previous years connected with the landed properties of the Trust Board and the rectification of the omissions and existing defects cannot be satisfactorily carried out by the existing hands of this office They have more than enough to attend to with regard to the current work, which in the Revenue and Acquisition sections, is ever on the increase, as incidental to the growth of transactions and extending over long periods. The inspecting Officer himself noticing the magnitude of work devolved on these sections has recommended the strengthening thereof by two or more hands for maintaining the additional registers suggested by him. The employment temporarily of a separate additional establishment for this work will not, it is feared, be an efficient arrangement, as no reliance can be placed on the work of such new and inexperienced sub-ordinates in such an important matter."

" 6 For these reasons, I beg again to urge upon the consideration of the Government, the absolute necessity of causing the deputation of a senior Accounts Officer with sufficient staff from the Comptroller's Office to thoroughly overhaul the accounts of the Board and get the compensation and Trust Property registers properly examined and verified for placing the assets and liabilities of the Board on a clean balance sheet.

"7 The reconciliation of ledgers with the compiled accounts is another point that has to be strongly insisted upon as necessary for improving the state of existing Revenue Accounts. These instructions are noted for future guidance As for the reconciliation of the figures in respect of the past transactions, the Board feel that this is a work that can be satisfactorily

attended to only by the audit staff, whose services have now been applied for. "

" 8 The cost of this Special Accounts Establishment will of course be met from the Trust Board Funds "

The Comptroller having been consulted in the matter, deputed an stant Comptroller who in his Note dated 8th December 1920 (copy reof was submitted) has set forth the magnitude of work and the blishment required therefor In agreement therewith, Government e approached in this office letter No.91-S.28 C.20 of 1920-21 Mag T cs Jul 33-20 ed 18th December 1920, as follows—

With reference to correspondence ending with Government Proceedings No.R 14277-81/M1 185-19-2 dated the 28th June 1920, regarding the audit of Trust Board accounts and in continuation of this office letter No.39.S 11/C 20 of 1920-1921 dated the 10th September 1920, I have the honour to state that the Comptroller who was consulted in the matter, sent an Assistant Comptroller here for studying the registers and submitting proposals. Mr. Narasimha Moorthy after going through the registers discussed with me and has submitted a Memorandum. A copy of this Memorandum received from the Comptroller with his full concurrance is submitted herewith I am in agreement with the proposals therein made The work has accordingly to be put in hand forthwith."

"2. For this purpose, the Establishment proposed in para 9 of the Note will have to be entertained at once I therefore request that Government may be pleased to accord sanction to the employment of the following establishment for a period of Six months to begin with—

1. Superintendent on Rs 50
2 One clerk — Rs 35

"3. The work is absolutely necessary in the interest of Assets and Liabilities of the Board, and I am of opinion that no time should be lost in this matter of very large concern I have therefore to request that early orders of Government may be obtained so that the work may be started from 1st January 1921 "

4 Necessary provision will be made to meet this cost in the re-appropriation statement during the current official year "

These representations and entreaties however, did not meet with Government approval Being pressed again they eventually sanctioned the continuance of one Revenue Accountant temporarily in June 1922 It is only since May 1922 that this work of preparing the Trust property Register a very laborious one involving the close examination of numerous records and transactions of the past over two decades, is being attended to by the existing meagre staff Latterly, since July 1922, there has again been further drastic retrenchments in the ordinary establishment due to short financial allotment Nevertheless, the work turned out has been noted by the Comptroller during the Audits as follows —

" 1 Report of inspection on the accounts of the Mysore City Improvement Trust Board by Mr A Tholasinga Modaliar, Assistant Comptroller(1921-1922)- Dated 9th September 1922 "

" 4 TRUST PROPERTY REGISTER- The trust property register is started from the beginning of the year 1914-15 and started with Block No 78 in No IV Drainage Area The properties are being selected with reference to Compensation sters which are opened more

with reference to Mohallas than to Drainage area Since property Number and Block Number are both defined the classification adopted in Compensation Register does not create any confusion in posting the property Register. Particulars regarding the extent, and the value of the land and the date and amount of award and also date and particulars of payment made are noted in the register of property with reference to connected original papers and wherever such papers are not available, compensation register is consulted for these particulars As a countercheck to see that no property acquired and paid for is left out in the property register, items of payments made for the properties in each of the blocks are extracted from the Cash book from the year 1914-15 to 1921-22 and as postings are made in the property Register, they are verified and differences reconciled then and there. Thus the postings hitherto completed so far as particulars under "Acquisition", relate to Block Nos.55, 69 B, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82 and 83 The entries relating to the date of demolition and disposal of properties remain yet to be completed "

"Further, particulars of all properties acquired and paid for in different blocks from July 1919 to June 1922 have also been noted in pencil in a separate book which could be easily transferred to the Trust Property Register when required. In these cases also particulars regarding the date

of demolition and disposal of properties have not been entered The progress made by one clerk engaged exclusively on this work for a period of nearly two months with the assistance of one tracer is satisfactory. With the experience gained, it will be possible to show a better progress and complete the remain--ing work at an early date if the clerk is solely employed on this work under the guidance of the officer deputed to complete the Trust Property Register "

Report of inspection on the accounts by Mr. A. Tholasinga Modaliar, Assistant Comptroller for 1922-1923- Dated 10th September 1923

" 4 Trust property Register- Much progress has been made in the opening of the Trust Property Register since date of last inspection. Three Registers have been opened in the prescribed form, two relating to the period from 1904-1905 to 1914-1915 comprising (2 to 8 blocks) relating to Lashkar and Mandi Mohallas and 16 blocks relating to Nazarbad, and portions of Lashkar and Mandi Mohallas and the third from 1914- 1915 to 1921-1922 in respect of all the blocks so'far acquired. Particulars

regarding

10. Compensation Register- A New register with the headings suggested by the Comptroller has been maintained since July 1922 The headings are intended to give all the essential details of the properties acquired, the awards and payments made therefor.

acquisitions have been filled up in respect of the 23 blocks from 1904-19[illegible] to 1921-1922 and the remaining blocks from 1914-1915 to 1921-1922. Disposals have yet to be noted in the Register in respect of most of the blocks excepting those relating to Block Nos. 47, 49, 50 66, 67, 72 to 77 for which disposals have been noted from 1914-1915 only. All efforts should be made to collect the remaining particulars required for the early completion of this most important register."

Had the Efficiency Auditor only referred to the foregoing Reports, or tried to understand the nature of the work and represented the facts as above, there would have arisen no misleading or erroneous impressions as have arisen in this matter.

This is a self imposed task, started out of sheer love to bring about an historic record of the Board's 20 years transactions since 1903. With fostering care and sympathetic guidance, a reliable Compilation can be got up, but it would take at least a year or two more and not one that can be expected in any very short time.

The form prescribed by the Comptroller and intimated to Government in this Office letter No 91.S 28/C.20 of 1920-1921 dated 18th December 1920 is adopted and is pushed through with all despatch possible, bearing in mind that this is not any original register, to be got up by officials concerned as events take place, but a compilation of over 20 years transactions to be carefully verified from not only innumerable documents, but also traces and remnants left on land itself, and the officials charged with the responsible duty of such collection need all encouragement.

11. The number of cases registered in this new Register till the end of 1922-23 was 99. One case No.9 was repeated. Not only were the awards passed during 1922-1923 entered but 24 cases of the previous years partly or fully paid up during the year were brought on this new book. The number of award was not noted in the appropriate column against several of the old cases.

Vide Serial Nos. 11, 12, 15, 17, 19, 20, 22, 23, 25, 27, 28, 30, 31, 57, 59, 70, 78, 79, 80, 81, 82, 91, 99 and 100

In the column "date of taking possession" the word 'yes' was entered against 37 cases, while there was no entry under this column against 13 cases in respect of which payments had been fully or partly made. Vide serials 2, 3, 5 11, 14, 15, 19, 20, 21, 24, 53, 57, & 58 of the Compensation Register

3. Para 11- Incomplete entries in the Compensation Register- The manner in which this register is kept serves no check or useful purpose. It should be correctly maintain-ed and kept up-to-date.

12. At the last audit by the Comptroller's staff it was suggested that a reference to the bills for demolition of properties on acquired lands may be given in the Compensation Register by noting the number and page of the measurement book and the date of demolition as bills were paid. This is not being done with the result that it is not possible to say when the property was demolished especially as the date of demolition is not noted in the file or in the measurement book or in the Compensation Register.

4 Para 12- It is reported that the date of demoli-tion of properties is not noted in the connected file or in the measure-ment book or in the Compensation Register. This is a serious omission and requires explanation

This is a new Register with Forms newly revised to suit the circumstances, recently opened after consultation with and approval of the Comptroller Such slips are natural. This repeated case No 9 has been struck out.

The numbering of the awards in the Register is also a new procedure adopted by the Chairman in consultation with the Comptroller Being a Register recently opened, old cases of awards could not be numbered in this Register.

As a rule no payment is ever made in any case unless possession is taken and certified to The slips in compilation were all duly filled in and shown to efficiency Auditor himself. It has also been examined by the Assistant Comptroller during his audit

This is invariably done when the properties are dismantled by Departmental agency But when dismantled by the owners themselves for removing the materials granted to them free or at concessional rates, merely dismantled' is noted in the Register These private owners most of whom are poor naturally work themselves or employ slow labour and take long time to carefully remove the materials subject to as little damage as possible In all such cases payments are made only after complete dismantling and actual receipt of possession of property whereon such dismantled' entry is made Comptroller' observations had no reference whatsoever to this properly legitimate current practice which has been in vogue in Trust Board to which no exception has been taken Comptroller's references referred to certain usual oversights which were and are being rectified in the usual course.

The Assistant Comptroller in his last audit note suggested the maintenance of such a register but the Chairman replied that "the compensation registers show the amounts paid for properties acquired and that registers for the acquisition of properties in extensions would be maintained in future to bring out the properties acquired and what remains to be acquired under each sanctioned scheme" These have not yet been opened This information would be necessary not only in regard to Extension schemes but in regard to other schemes for which properties have to be acquired

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The Survey Numbers (lands) required for Extensions are being acquired by the Revenue Department Entries of acquisitions can be made only after they are intimated to us and possession of lands handed over Such a register has since been opened.

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The Compensation Register can be made to serve the purpose if the particulars of award payment etc are noted against the properties included in the several notifications of Government copies of which may be pasted on one side of the Register As a counter check to see that no acquired property is left out in the Property Register, the page of the Property Register wherein the entry relating to each property is made may be noted in the Compensation Register

(d) It is suggested that entries should be made in the Compensation Register of particulars of award, payment etc against the properties included in several Notifications a Government copi of the latter being pasted on one side of the register and t as a counter-check the page of the Property egister wherei

The major portion of the sanctioned schemes has already been worked out, and the transactions all find entry in respective accounts, Registers and Forms in vogue already References to Notifications are also made against the declared properties in the Compensation Register No useful purpose would seem to be served at this stage, to upset the existing arrangements, and to start afresh arranging for all properties acquired according to schemes sanctioned since the commencement Most of the sanctioned Schemes have already been fully worked out Further, some properties in the same locality are also acquired by mutual agreement, as necessity arises.

If it is still considered that this work should be got done, it will not only take long time, but also entail considerable additional Establishment to regularly post all the acquisitions of the last 20 years

the entry relating to each proper is made, may noted in the Compensation Register The suggestions should be adopted

16 The intervals that have elapsed between the dates of award and the dates of actual payment made in some cases are noted below-

Case No	Date of award	Date of payment
2	19 12 1921	11 7 1922
7	3 1 1921	9 9 1922
10	29 2 1921	2 8 1922
12	19 5 1920	4/16 8 1922
15	1 9 1919	6 9 1922
19	16 12 1921	24 10 1922
25	12-11 1918	24 10 1922
28	29 10 1919	17 11 1922/4 12 1922
57	10 3 1921	22 1 1923
59	13 8 1919	6 12 1922
78	26 4 1921	5 2 1923
99	30 11 1921	7 3 1923

6 Para 16- A dozen cas have been quoted to s that long intervals elapsed be the date of award and the date of actual payment The delay is un- satisfactory Awards should be passed according te the standing instructions given by Government in the matter

In a professedly huge concern like the Trust Board operations designedly started for remodelling an ancient City involving the declaration and acquisition of such several thousands of properties costing several lakhs of rupees, under a very especial Regulation, the ordinary routine rules and prompt course of acquisitions are not applicable, as several times explained before (vide (1) Note on the acquisition work of the Mysore City Improvement Trust Board submitted with reference to Dewan's Inspection Note, (2) Letter No 75 dated 13th April 1923, and (3) Letter No 92 dated 18th June 1923) Awards for such declared properties are generally made when they are either offered by the owners with a view to ascertain what they would be getting in the transaction to enable them to form an idea and arrange to shift themselves elsewhere, or when it comes to our knowledge that such properties are likely to change hands on mere speculation, or when the Board themselves want them for some emergent or pressing purposes, the guiding principle of the modus operandi being to suit the convenience of the people to be unhoused, as far as possible It is all a question of time, circumstances and available funds Awards merely set the minds of all parties at rest and remove all suspense and uncertainties regarding valuation But, payments are made, only when the contending claims between parties inter se (which in a majority of cases exist) are settled, and properties are actually handed over to the Trust Board Further, in good many cases, the parties prefer the awards being left with

17. Notes on some of the cases in which the settlement of claims have been delayed after the passing of awards will be found in paras 34-36 below.

18. Notice Register- The headings of this Register are noted in the margin. This is merely a despatch book and serves no useful purpose for reference. This may be dispensed with as each individual file relating to the acquisition of each property should contain all the information about the names of parties to whom notices were issued, the dates of issue and of service and the dates of hearing etc.

Serial No & Notice No.
Mohalla & Block No.
Plan No.
Door No.
Name.
Under what section
Date of notice.
Date of hearing.
Signature for notice served
Date of return to the Office.

19 Claim Register- A register with the following headings is maintained.

1 Serial No
2. Register No & date.
3. Name of claimant.
4 Person against whom claimed.
5. Details of property concerned
6 Nature of claim.
7 Property defined.
8 Disposal.

7. Para 18-The maintenance of the Notice Register should be continued though its abolition has been suggested by the Auditor

8 Para 19-I is reported that since July 1922 only 18 entries have been made in the Claim Register and that the disposals have been noted in any case

Sircar till they are ready to build their new houses, for fear of their creditors coming and snatching away the small sums, rendering them houseless, and losing away the money also. Thus, dates of award and payment have no bearing to each other. They would necessarily be all different and often very far from each other too, working as the Board do on their principles. Any suggestion or endorsement of an idea that the payment of awards have been delayed though due and demanded, would be far from truth and lead to very demoralizing effects and mischievous consequences ✓

Without this Register it will not be possible to trace the individual files, or the particular properties in respect of which action will have been taken under the Land Acquisition Regulation.

The claim Register is only a book of reference. The numbers of petitions as per this register are carried on to Index Book, wherein are entered all the numbers of properties of the particular blocks of the City The disposals are therein shown as properties are acquired and paid for. The Index Book is up-to-date

materials got from houses acquired by the Trust Board from time to time since 1st July 1919. The Register is incomplete and no entries have been made in several cases particularly under the column "Disposal of materials " e g Lashkar and Mandi Mohalla Block 29-30, Plan 1/133 Hassan Sheriff -Award Rs 2,000 passed on 2nd August 1920

register showing the disposal of the old materials has been kept incomplete as that no entries have been made in several cases particularly under the column "disposal of materials" The omission is serious and requires explanation

23 In 27 out of 99 cases entered in the Compensation Register for 1922-1923, the owners had removed the materials

10 Para 23- It is reported that in 27 out of 99 cases entered in the Compensation Register for 1922-1923, the owners have removed the materials Why the owners were allowed to do so requires explanation

work of compilation after verification progress is necessarily slow, but is being done as quickly as possible

The acquisition work in the Trust Board relates mostly to ouse properties In consideration of the large number of families (8,091) that are being displaced of their properties and the vital obligation of the Board to see that they are properly and promptly housed or provided for it has been the rule (with Government sanction and standing orders) to grant to poor people the materials of their acquired houses, free or at concessional rates according to the nature of materials to serve as an incentive and afford facilities for the displaced people to quickly build new houses for themselves, and thereby avoid overcrowding in the existing houses while passing awards, the cost of materials to be granted free is also taken into consideration This practice has been in vogue from the very beginning of the Board's operations, and approved of by Government and submitted to them from time to time (vide also my Note dated 4th December 1922 on the acquisition work of the Mysore ity City Improvement Trust Board submitted with reference to

24. Old materials of houses acquired either compulsorily or by mutual agreement are generally given away free in respect of small properties. In some cases the free grant of materials was ordered at the time of passing the award while in other cases they had been given away free at the time of taking possession, e.g. Award of Rs600 passed on 25th July 1921 in respect of property No.163 in Block No.80-2-83 belonging to Dasappa. The help of the City Magistrate was sought on 22nd November 1921 for obtaining possession. The free grant of materials was ordered on 10th May 1922. Krishnaraja Mohalla Block 80-2-83,Plan 214,Property No.1507. Award was made on 30th November 1921 when no mention was made of materials. The compensation was paid in March 1923 when materials were allowed to the owner free of cost.

25. There are also instances in which the old materials of properties had been taken away, without payment, by the owners, in the absence of

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In some cases orders granting the materials free or at concessional rates are intentionally kept back as cannot conveniently be made at the time of award, as by doing so, some people take advantage of selling them away or delay dismantling houses. A premise of the grant of materials free or at concessional rates on early demolition of the houses has been found to induce the people to come to prompt settlement, and help the acquisition work of the Board.

specific orders of agreement authorising them to do so.

C.M.Abdul Azeez Pasha had taken away the materials of 6 ankanams of a terraced building, without payment, in the absence of adequate authority. Block No 28, Lashkar Mohalla. Award Rs 1,100 on 16th December 1921. Similarly the materials had been removed in respect of the following properties, without orders-

Block No.69 R.Plan No.90 Door No.2413.

Block No.46 No.1284 and 85.

of properties mentioned in this para were allowed the old materials without specific orders and payment requires explanation.

The irregular procedure in matter of the disposal of old materials referred to in paras 24, 25 26 of the report shows no uniformity and it should therefore be seen. There should be no free grant of old material in future.

26 In the case of properties Block 29-30, Plan 130 and 131 Door Nos.501 and 502 belonging to Basanthaboyamma, acquired by mutual agreement for Rs 1,350 the understanding as per owner's statement on 29th June 1921 was that she should have the materials free. But it was ordered, at the time of payment on

Vide above explanation. No cut and dry uniformity or any fixed rate is ever possible under the circumstances explained. It is all a matter of entire discretion vested, both by Law as well as by Government standing Orders to which the present injunction is opposed and by the Board, in the Acquisition Officer, who chances for all practical purposes to be the Chairman himself.

Party's asking for is not the grant. She asked free grant, but the sanction was to sell at concessional rate of Rs 100.

6th September 1922, that Rs100 should be deduct-ed for materials The materials had been removed by the owner before the Trust Board authorities took possession of the property, prior to 9th November 1921.

Extract- I have three minor sons and there are no other claimants. It is stated by the Officer that the houses are required for the Trust Board. I am agreeable to part with them for Rs1,350 The materials may be given free."

27. Petition Register- The petition register had been written up only till the 21st April 1923, subsequent entries having been made in the general Register. The disposals of the petitions are not shown in the Register though there is a column for indicating the disposal. The Register gives no information beyond the fact that the petition was given to the clerk concerned on a particular date. In several instances no action had been taken in respect of petitions asking for compensation and the petitions were not easily traceable

Petition/Cl.No 2967 dated the 14th May 1923 of Kasimbee, Kurimandi Mohalla, praying for compensation on account of property acquired for Hydergunta road probably in respect of property No.494 Block 41 Nasarbad Mohalla dismantled prior to 1st November 1921

Petition No.732/197 registered on 16th September 1922 of Beebee, daughter of late Abdul Rahim asking for Rs90-9-0 being the compensation in respect of land acquired 8 years ago.

Petition

13. Para 27 (a)-It reported that the Pe Register has not be kept up-to-date and that this register no inrormation beyon the fact that the petition was given the clerk concerned This is very unsati The register should brought up-to -date entries should inva be made of every petition received of the several stage through which it pas until its final disp

Only one Register, the General Register, was maintained owing to want of establishment. The petitions are being disposed of in the usual course.

This relates to an acquisition case by Municipality. The amount awarded was sent to Court for adjudication of claims.

These two petitions relate to an old case which does not seem to have been notified for acquisition. It is therefore being investigated.

Petition No.1124/272 dated the 26th October 1922 of Mahomed Alli Sab, Tobacco Merchant, asking for compensation of Rs80 settled on 28th March 1910 for house No.1/2505.

Petition No.888 dated the 28th September 1921 of K.Srikantiah owner of house No.920 ,Block 28, Hale Agrahar, praying for site No.39 in Block 9, Chamundi Extension, for upset price. The Chairman ordered on 30th September 1921 "Give" No action had however been taken.

Petition No.183 dated the 5th July 1923 from R.Rukminiamma protesting against the award of Rs700 passed ex-parte on 23rd March 1923 in respect of property No.693 Block 34-35 Krishnaraja Mohalla . No action had been taken till 4th August 1923.

28 Awards- The awards made in some cases are much in excess of the estimated value of the properties together with 15% thereon for compulsory acquisition and the excess allowed is said to be for rounding the amounts for which there appears to be no provision in the Land Acquisition Regulation & the rules thereunder. The following statement shows the market value of some properties estimated at the time of publishing the declaration and estimated at the rates prevailing in the locality just before the award was made and the amounts actually awarded with reasons, if any, for excesses, allowed

Para 27 (b). reported that has been taken the petition of Rukminiammal pro against the awa passed ex-parte respect of her in Krishnaraja This requires explanation

14 Para 28 It is reported the awards made some cases are excess of the value of the together with cent thereon for compulsory acqu and that the ex allowed is said rounding the am for which there to be no provi in the Land Acq

The site asked for was found to have been previously disposed of, and so he could not get it.

Was pending reference to Court under Section 19 of the Land Acquisition Regulation.

The preliminary estimates made prior to the declaration of properties for acquisitions are mere indication of their rough and approximate value necessary to be provided in the event of acquisition, but never the accurate or correct market value which is what has to be decided by the awarding officer as per Sections 23 and 24 of the Land Acquisition Regulation, using sound judgment and discretion. Rounding off is also a matter of his discretion to make up for various errors if any, such as loss of crop or other unforeseen or incidental items, there being so many small items to be taken into account when dishousing the poor of their habitations.

Property.	Estimate at the time of publishing the declaration	Estimates as per rates in the locality at the time of award.			Amount of award.	Reasons
		Value	15% for compulsory acquisition.			
	Rs	Rs		Rs	Rs	
1	2	3		4	5	6
Kl.23-19 Sls 60,80 & 81 Mysore Village Survey No.340	1,000	3,564	+ 534 =	4,098	4,500	Round sum
Do. 341	617	280	+ 42 =	322	350	Do.
Do. 338/2	265	265	+ 39½ =	305	350	Do.
Kannegowdanakoppal- Plan No. 97 Door.No. 240/283 Plan No. 252 Door No.96.	444	480	+ 66½ =	511½	550	Do.

*In this case it has been recorded that the land in question is comparatively in lower region than what the Trust Board have bought from time to time in the same locality for which Rs200 an acre has been allowed

Even in the case of properties acquired by mutual agreement under the provisions of the Mysore City Improvement Regulation III of 1903, such excess have been allowed.

E G Property of Mr C M Abdul Azis Pasha

692 Sq yds of land at 8 annas a Sq.yd Rs 360
Terraced house 6 ankanams at Rs60 an ankanam 360

Regulation or the Rulon issued thereunder. Why an excess was allowed be explained.

Para 28 (b) It is also reported that such excesses have been allow even in the case of properties acquired by mutual agreement under the Mysore City Improvem Regulation and three ty instances of the same have been given How th has happened may be reported

The preleminary estimate was by a subordinate Officer The place being a very important one, the party wanted the Chairman's inspection and higher rate for the land

Brick and mud wall with coping 32 ft at Rs1-8-0 a ft	Rs 48
Mud-wall 16ft at Rs1-8-0 a ft	Rs 24
Sundries lumpsum	Rs 11
	Rs 789

in Block No 28 Lashkar Mohalla was valued at Rs789 as noted in the margin as per rates prevailing in the locality The amount agreed on and ordered to be paid on 16th December 1921 was Rs1,100 It is not known if the previous approval of the Board had been obtained for this agreement as required in Section 10 (2) of Regulation III of 1903

(b) The estimate prepared at the rates ruling in the locality in respect of property No 109 belonging to Viddler Gopala in Block No 21-22 Lashkar Mohalla amounted to Rs330 excluding 15 % on account of compulsory acquisition Rs49-8-0

The order was "Awarded Rs400" dated the 2nd February 1921

(c)Rs1 200 had been paid in respect of property No 273 Block 2, Lashkar Mohalla while the valuation as per market rates was estimated at Rs940 excluding Rs141 at 15 % for compulsory acquisition

29 Instances were not wanting where the usual excess of 15% over the estimate was not awarded even in cases of compulsory acquisition, after the issue of declaration The award passed on 16th February 1923 in respect of property No 68/P Block No 41 Nazarbad Mohalla was for Rs160 against an estimate of Rs160 The property was declared for acquisition on 6th April 1920 and the amount was paid on 19th February 1923

30 Mutual agreement- Section 10 (2) of Regulation III of 1903 lays down that on behalf of the Board when the value exceeds Rs1,000 shall require the previous approval of the Board shall be,in writing and shall be signed by the Chairman and two other Trustees and sealed with the common seal of the Boa

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inspection, his prayer was found to be very reasonable and being also a case of mutual agreement and the work also urgent, the reasonable market value as ascertainable, if a regular award had been made, was allowed

Vide also remark against paragraph 28

The estimated amount for the property is only Rs 130 The additional lump sum of Rs 30 accepted by the party includes the 15 % for compulsary acquisition and also the other incidental charges

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uch agreements

The Section, quoted, relates to 'contracts' and 'agreements' etc., other than acquisition of lands to which it has no reference, but which is specifically provided for under Section 28 of the City of Mysore Improvement Regulation.

All mutual acquisitions are invariably passed or ratified by the Board, in due course.

Properties costing more than Rs 1,000 had been acquired by mutual agreement in anticipation of the Board's approval and the formalities prescribed for the mode of entering into such agreements had not been undergone in respect of the following-

Block	Plan	Property	Amount Rs	Date of agreement	Date of taking possession	Date of payment	Date of Board's approval
1	2	3	4	5	6	7	8
Lashkar Mohalla-							
2	274		2,300	4 11 19	20 11 19	5 1 20	6 12 19
2	273		1 200	4 11 19	11 11 19	12 11 19	6 12 19
72	114&115		1 300	3 1 21	June 22/	28-7 22 9 9 22	14 10 23
67	9	1227	1,800	28-2-23	Not fur -nished	Site of the value of Rs1 253	28 4 23 iven

These properties have not been declared for acquisition under a Notification of Government The notices, if any published by the Board under Section 16 of the Regulation III of 1903 were not produced nor were they found in the connected files

31 The Trust Board in their meeting held on the 2nd July 1921 resolved that the properties noted in the margin be acquired and further action taken under Section 16 of Regulation III of 1903

Block.	Property Nos	Purpose
21-22	115 89 & 86	For the improve -ment of the Travellers' Bungalow road
29-30	130, 131&133	

The preliminary notice required under Section 16 (1) of the Regulation was published on Page 266, Part I A Mysore Gazette dated the 28th July 1921 Subsequent to the publication of the notice all the six properties were acquired by mutual agreement as detailed below Three of the said properties viz 115 130 and 131 were shown as having been acquired for the improvement of Government House North Gate area and was ratified by the Board at their meeting held on 14th October 1922 though according to the notice they were required for the Travellers' Bungalow road

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accounted for.

There would be no notices etc , if the acquisitions had been by agreement It is not known what notices were called for, and what were not produced. Intelligent reading of records or enquiry would have explained everything.

The publication under Section 16 (1) does not deter the application of Section 23 of the Mysore City Improvement Trust Board Regulation.

The road from the north gate of Government House leads to the old Travellers' Bungalow, and the whole area is one and the same, as any casual enquiry or inspection would have shown.

Block	Plan	Amount. Rs	Date of agreement.	Date of payment
1	2	3	4	5
21-22	115	500	20- 7-22	6 9-22
	89	240	5-4-21	17-4-22
	86	300	14-12-21	18-3-22
29-30	130-131 133 Part	1350 525	29-6-21	9- 9-22
	Total	2915	7-. 4-22	Adjusted towards value of another land iven

N.B- The agreements in respect of properties 89,130-131 has been entered before the proposal to acquire them was sanctioned by the Board on 2nd July 1921 The scheme has been executed after incurring an expenditure beyond the sanctioning powers of the Board contemplated in Sections 18 (2) b and 32 of Regulation III of 1903

The estimate for the acquisition of these properties was not sanctioned by Government but was operated upon under Section 22 of the Regulation.

32 In another case the preliminary notice required in accordance with Section 16 (1) of Regulation III of 1903 in regard to the scheme for the acquisition of properties Nos 109/1 and 109/C in Block 21-22 Lashkar Mohalla for improving the Travellers Bungalow road was published on page 259 Part I A of the Mysore Gazette dated 14th July 1921 The replies received in response to this notice were considered by the Board at their meeting held on 22nd October 1921 when they resolved that the properties be acquired and the scheme submitted to Government for sanction (vide page 378, Part I A, Mysore Gazette dated the 10th November 1921) The scheme has not been sent up to Government but

ara 31 (E.B)It is rted that the ments in respect of rties 89,130 and 131 een entered into e the proposal to re them was ioned by the Board, the scheme had been ted after incurring penditure beyond the ioning powers of the and that the ate for the acqui- ion was not ioned by Government as nevertheless ted under Section 32 Regulation.The an will be good to state how this curred.	Taking over possession and payment of compensation in respect of property No (89) was only after the Board's approval. The other property being urgently required for improvements, proceedings were taken in inanticipation of Board's approval. The slight excess is due to the correct valuation of the properties acquired by mutual agreement at the time of settlement of claims Such variations there would always be.
ara 32- All the agreement cases of nd noticed in this should be regularised.	As the properties were very urgently wanted for improvement purposes, and the parties came to terms of agreement, the formalities of declaring them for acquisition by Government was done away with, and they have been acquired by mutual agreement Owing to disputed claims of several parties, however, inter-se, the payment and taking possession had to be delayed Possession has since been taken, and payments made

the awards in respect of these properties classed under mutual agreement' were passed on 26th November 1920 and 2nd February 1921 for Rs 130 and Rs 400 respectively long before the Board resolved to acquire the properties The payments have not yet been made It could not be made out from the records made available whether the properties had been taken possession of In the file of papers relating to the case of the award of Rs 400 for property No 109 in favour of Fiddler Gopaliah there was a draft letter to the Huzur Secretary requesting him to direct the Fiddler to appear in the Trust Board Office to have the matter settled as the award was remaining unpaid for over two years The draft has been approved by the Executive Engineer on 6th March 1923 The letter had not however issued

33 A number of properties had been acquired as being insanitary or for opening out lanes by mutual agreement and subsequently ratified by the Board

Block Plan	Name	Amount Rs	Purpose	Date of payment	Ratified by the Board
1	2	3	4	5	6
[illegible]	Vacant land Mahabobee	50	Insanitary	Not paid yet	
103	Gulam Hyder	250	Do	20-3-23	28 4-23
78	Chendrasekhar -achari	1350	On sanitary grounds	1-4-21	Not known
9 30	451/9 Abdulwahab	225	For a conservancy lane	March 23	Do
[illegible]	Mysore Mr D Venkata				
No 237	Village Urs	220	For a road in the Sewage Farm	30-12-22	28-4-23
	Lashkar Abdulazis				
	Mohalla Pasha	1100	Not sanctioned	16-12-21	Not [illegible] traceable.

Note- In the case of the property of Chendrasekharachari Board had on 5th February 1921 resolved that the property be quired and the scheme submitted to Government for sanction was not reported to Government but the property was taken ession of on 2nd April 1921 The claims were finally settled 15th April 1921

Such cases are not usually declared for acquisition

He was a man frequently going out to camp, and was mostly absent which we were aware of. He could not therefore, be hustled, but we had a fund of patience He has since come and settled the matter.

Most of such cases relate to small dilapidated or insignificant properties urgently required for Trust Board operations and when the parties agree, they are actually taken possession of, mostly converted then and there into roads or drains or sites or bits of land for dust bin, water tap etc., and also so disposed of as not to permit of any private claim clinging to them This has been the practice right through

Notification will be resorted to in future

on the ground that they are acquired by mutual agreement under Section 22 of the Mysore City Improvement Regulation and that the provisions of the Land Acquisition Regula -tion do not apply. A Notification appears necessary even in respect of properties acquired by mutual agreement as the purpose of such Notification is to secure an in defeasible right to the property and this was specifically pointed out to the Chairman of Improvement Trust Board, so far back as Octobe 1906 (vide Government Order No 3192-3/Ml 149-06-2 dated the 26th October 1906)

34 Payment of awards- The accompany--ing statement gives the particulars of some cases in which the settlement of claims has been long delayed even after taking possession of the properties In several instances the date or at least the month in which the property was taken possession of is not noted either in the Compensation Register or in the concerned file. So the measurement books in which the details of measurement for dismantling the properties and removing the debris are noted had to be looked into for the dates Even these do not give the correct date on which the properties were demolished as the bills therefor were prepared and submitted for payment some months after the work of demolition was ompleted

18 Para 34 In particular cases se of claims is said been long delayed taking possession properties Such should be avoided

When the owners of properties offer to give their houses to the Board, and when they agree to part with them for the amount proposed by the acquiring Officer, awards are at once passed taking advantage of the offer, materials also in some cases, being sold or given away free to the owners as explained against para 23 As soon as materials are removed, possession is given over to the Board, but unless the parties inter se settle their claims- such as hypothecation rights or other liability for interest etc , the claimants themselves (after knowing the amount they would get) put off receiving payments till they agree between themselves, nor is it desirable that payments in such cases should then and there be settled by referring all such cases to civil Court under Section 30 of the Land Acquisition Regulation as many of the poor people look to the Chairman to help them to solve their differences as a loco parentis or a sort of an arbitrator, rather than rush to courts with incidental heavy costs and delay which they naturally wish to avoid That only a few cases go to court speaks for itself to such benevolent procedure adopted by the Board

Further, before making payment or referring the matter to Court all technical formalities such as getting

35 There are a large number of cases in which awards have been passed but in respect of which payments have not yet been made A long list of such cases has been forwarded to Government with Chairman's letter No.92 dated the 18th June 1923

36. The following are some of the instances in which prompt action has not been taken for the early settlement of claims-

(19) Para 36- Some
have been quoted by
Auditor, wherein pr
action was not take
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mutchalikas executed, ascertaining correct address of absent parties securing the documents relating to the property etc. have to be attended to Each case will have a peculiar bearing of its own, and no hard and fast rule can be laid down regarding time of payments in the peculiar conditions of unhousing a number of persons who are dependant on Trust Board for help

The modus operandi of passing awards by the Trust Board has been explained in paragraph 34 supra, and that the date of award and the date of payment have no bearing to each other,has also been fully explained in paragraph 16.

Regarding the list of such awards, made from time to time and also at the orders of Government themselves to expedite the acquisitions with an express promise of increased allotments etc., and pending payment to the extent of Rs1,82,150, submitted with this office letter No.92 dated the 18th June 1923, it was submitted that Rs65,924 (39,318 on account of Kurubarahalli Village and Rs26,606 for certain Survey lands for Vani Vilasa Mohalla) may be deferred, and that the balance of Rs1,16,226 had to found as early as practicable Since then, till the end of December 1923 Rs73,718 in all have been paid up both for the old and current cases leaving at the close of the Calendar year 1923, 112 awards (old as well as new) for which payments have to be made as demands come from the people, to the extent of Rs63,128 in the aggregate As soon as, or as the Government can make this amount available, action can be taken to pay up all the pending awards and close all old cases, whereafter acquisition cases may be started afresh with a clean sheet. It has also been submitted several times before, that payments for these awards cannot be deferred much longer.

Block No	Plan No	Property No-	Date of ward	Amount Rs	Remarks
80-2-83	378	1940	23 5 21	500	In the award order it is stated that the amount tendered and that it would be distributed among three claimants if they come to an amicable settlement The claims are still pending and the case has not yet been referred to the Court for adjudication
67	14&15	1058	4-5-21	1300	The award was made in the presence of Mr L Vasudeva -iah , the owner of the property , but the notice of award was not sent to him subsequently In his petition dated 13th June 1921, Mr L Vasudeviah complained that the details of sward have not been furnished to him as promised ard prayed that the case may be referred to Court for adjudication No action had been taken
10	20		21-2-22	990	till 1st August 1923 With reference to the notice of award served on her the owner Kenchamma in her petition dated 20th April 1922 stated that the compensation was low and prayed for the enhanced compensation No orders were passed on the petition The payment of the compensation awarded is still due as t property has not been taken possession of
10	26		26 4 21	357	The notice of award was issued or 1-7-21 The owner in his petition dated 25th July 1921 prayed for enhancement of compensation, free grant of materials and a site and stated trat pending orders he would hand over property No orders were passed and a notice dated 19-9-21 was served on 19-10-21 asking him to hand over property No further action was taken

37 Instances are not wanting where payments are long delayed though the amounts involved are small and the parties have affixed their thumb marks signifying their consent to accept the compensati

Vide remark against para 34

It was a belated representation received after the award and the case closed. The awarding Officer had therefore no jurisdiction to consider it, the party was informed accordingly when she attended office.

Vide Remark supra

settled by mutual agreement.

Block No	Property No	Name of owner.	Amount Rs	Date of order	Remarks
		3			
80-2-83	296	Bettachari	20	29-11-22	Not paid till 31-7-23
77	8(Part) Land & Mud wall	Muniappa, son of Kandil Basaviah	20	17-11-22	Chairman's Order "Pay him Rs 20 as per mutual agre Not paid till 1-8-23 though the party was present at the time of the order
24	Vacant land acquired for being insanitary	Mahebobee.	50	19-3-23	Mahebobee is the owner as per doc registered on 25-7-22 and Sheik Daveed husband of the owner was present a the time of the order The amount had not been paid till 1-8-23 nor had a notice of award issued to the lady
Kannegowdanakoppal-	Vacant land measuring 15X26= 43 yds for opening a road No 3 North to South	Agasara Rama	15	17-11-22	Payment had not been made till 1-8-23 though the Chairman's order was "Party present Pay Rs 15 including 15% for compulsory acquisition "

38 Paucity of funds is one of the causes for the delay in the payment of awards as a considerable portion of the allotment for 1922-1923 was utilised for the acquisition of properties in the Fort The expenditure incurred during 1922-23 for the acquisition of properties in Fort amounted to Rs 88,435 while that on account of properties in other parts of the City was Rs 29,098 The total liability of the Board in respect of acquisition of properties for which awards have already been passed of which a list has been submitted to Government with Chairman's letter No 92 dated the 18th June 1923, amounts to Rs 1 16 000 (roughly) In para 4 of Government Order No L 7776-81/M1 165-22-2 dated the 30th May 1923 an allotment of Rs 1,56 000 has been provided for expenditure for a period of three years

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the parties have
heir thumb marks
g their consent
the compensation
y mutual agreement.
on for the non-
of these cases
submitted

Vide remarks against paragraph 34

The principle of acquisition work in the Trust Board has been explained from time to time in several letters to Government ending with this office No 92 dated 22nd June 1923 and vide also explanation to number 34 above

The said principle and the inadvisability of withdrawing whole-sale the acquisition of the properties remaining out of the declared ones were explained at considerable length to the Efficiency Auditor also during his first and the only interview he had with the Chairman, and he was even told that he would

In para 6 of Government Order No.L 8249-55/M1 207-22-1 dated the 25th June 1923 a definite pro ramme for the next two or three years was called for with due regard to the money that will be available so that the other cases may once for all be postponed as being beyond the means of the Board A programme is still due It is understood that with a view to find out which of the declared properties may be realeased, an inspection of the several localities is being made In view of the limited grant it may also be considered whether the acquisition of properties in respect of which awards have been made, but which have not been taken possession of, may not also be withdrawn if, their immediate acquisition is not necessary

21 Para 38 of a definite p acquisition cases for in para 6 of Order No L 8249-1 dated the 25th should be expedit

39 In the case of declared properties some of the owners have been seeking permission to improve their houses in case they are not likely to be acquired e g , Petition No G1 714 Petition 174 dated 8th September 1922 from Annadani Sidda, Krishnaraj Mohalla, near Seeneerkatte It would be hard to keep such applicants in suspense for indefinitely leng periods

40 Valuation of Estimates- The estimates for the valuation of properties to be acquired are usually prepared by the Sub-Overseers just before the awards are made and these undergo no scrutiny by any superior officer e g an estimat for Rs 430 was prepared by Sub-Overseer Rozario on 3-8-23/belonging to Subbiah and given to the compensation clerk for being placed before the Chairman It was however stated that the in respect of property No 1505 Plan216B1 80-2-83

22 Para 40 It is that the estimat valuation of pre be acquired, whi usually prepared Overseers, unde scrutiny by any officer This

be further enlightened on any points he might wish to know in the course of his audit

The programme will follow the report referred to in paragraph 39

Vide remarks against paragraph 38 A report will follow as regards the acquisition of the properties remaining out of the declared ones

Vide Remark against Paragraph 28

hairman himself scrutinizes the estimates
t the time of inspection of the properties to
hich they relate.

41. Bills for the demolition of properties and removal of debris- Even in ases where the materials are removed by the wners, without payment, the walls have to be demolished and the debris removed departmentally the cost of which ranges between 5 to 10 per ent of the award. Generally the cost of old materials are estimated at 10 per cent of the ward and in a number of cases they have been old at that rate.

In the case of fairly valuable properties in the Fort the owners gladly took way the materials agreeing to pay 20 per ent of the award. Under these circumstances it is a point for consideration whether the free grant of materials may not be made subject to the stipulation that the owners should at their cost have the walls demolished and the debris removed to places shown to them. The bills for these items of work are submitted by the contractor and arithmetically checked by the Compensation Clerk with reference to the measurement books and the estimates for valua-tion prepared for the purposes of award. A more effective check by a technical Officer appears necessary before the bills are passed for payment as the Compensation Clerk cannot be expected to check the accuracy of the measurements of actual work done and the rates which have to be allowed in respect of the several classes of properties. Two

Unsatisfactory. The preliminary estimates should be checked by Trust Board Engineer.

23. Para 41- It is reported that bills for the demolition of properties and removal of debris are submitte by the contractor and arithmetically checked by the Compensation Clerk with reference to the measurement books and the estimate for valuation prepared for the purpose of awa and that a more effect check by a technical officer appears necessary before the bills are passed for p The existing procedure is irregular and shoul cease.

This is invariably the case. It is the awarding Officer's duty to inspect and ascertain the correct market value as per Sections 23 and 24 of the L.A. Regulation and he does them. Preliminary estimates undergo critical examination by the Acquisition Officer, apart from Executive Engineer's check.

This is an erroneous impression, inconsistent with the principle, approved rule and practice of the Board, explained in paragraph 24 above. Free grant is never made to any but the poor and/needy (vide reply to para 23). Concessional rates vary any where from 5 % to 20 % of the award according to nature of materials at the discretion of awarding officer or Chairman. In both cases of grants dismantling is at the cost of owners themselves. When they have taken away the materials the property including debris vests in Trust Board. The cost of carting debris to particular spots will almost equal if not exceed the value of the materials, and no body can be expected to undertake such job.

Compensation Clerk is not the authority, but while passing the bills by the Chief Officer or the Engineer all such points are looked into by them.

of the measurement books viz , Nos 15 and 17 were examined and there was no indication to show that at least a certain percentage of the measurements had been checked by any officer other than the Sub-Overseer who had recorded them

42 Disposal of model houses- The amount of outstandings under this head was Rs 18,029 at the end of June 1923 as against Rs 13,023 at the end of June 1922 The increase was due to additional houses sold during the year 1922-23 In para 16 (iii) of the Chairman's printed report dated 1st April 1921 it was stated that 39 model houses had been constructed in the Narasimharaja Mohalla at costs varying from Rs 800 to Rs 1,200 and were available to such of the displaced per -sons from Mandi and Lashkar Mohallas as may be in need of them

Some of the houses have been sold to the following persons-

1 Mr E D Smaller
2 Mr Mahomed Usmen
3 Miss A H Allen
4 Mr Amrut Lingam Pillay
5 Mr K C Subreyan District Sheristedar, Mysore District
6 Mr C Mukunda Rao Clerk Government Hous
7 Mr T Narayana Rao, Do
8 Mr Munivenkatappa Contractor
9 Mr A S Shankara Iyer Cook India Guests' Quarters
10 Mr Muhammad Peer Chief Officer, Mysore City Municipality

It is not known if the above persons had been turned adrift consequent to the acquisition of their houses, if any, in the Mysore City Instalments are overdue in respect of cases Nos 5 and 9 but notices have not been issued In the last case, a sum of Rs 945-1-0 was outstanding at the end of December 1922 No recoveries have been effected since January 1923 and no action had

24 Para, 42 stated that some model houses housing the di from the Mandi and Mohallas have been certain Government including Mr late Chief Officer Mysore City Munici that no notices issued for the rec the instalments overdue in respect Nos 5,6,7 and 9 the said officials displaced by the of their houses, i City the Mysore/and why notices were not i the recovery of o instalments, may be Explanation should submitted as to why 7 of the house sold late Mr Mahomed yet been recovered heirs, though no

Dr Mahomed Usman and
Messrs Munivenkatappa and Mahomed Peer have not been given such houses built for the poor and middle classes The Efficiency Auditor is evidently Seriously mistaken, not having cared to enquire or look into the matter

All persons to whom houses are sold need not be displaced people only vide Government Proceedings No L 6578-9/M1 157-21-7 dated 10th May 1922 Since most of the displaced persons did not want them, as they preferred to build for themselves on sites chosen by them according to their convenience the benefit was extended to others also as it is not desirable to keep them undisposed for any le h of time keeping the houses

been taken till 1st August 1923 though the office is aware that Mr Mahomed Peer passed away nearly 6 months ago

more than six

43 Among the old petitions in the almirah of the Compensation Clerk was found a petition of Syed Masthan sent by Registered post on 11th March 1921 praying for a model house in Narasimharaja Mohalla after deducting the compensation payable in respect of property (93) 485 in Block 42-43, Nazarbad Mohalla acquired by the Trust Board It was referred to the Chief Officer on 14th March 1921 by the Chairman What action had been taken in this matter was not easily traceable

25 Para 43. It reported that old petitions in almirah of the Co Clerk was found a of Syed Mastan re the Trust Board 11th March 1921, a model house in N -raja Mohalla and requesting that the compensation payabl respect of property in Block 42-43,Nam Mohalla, acquired b Trust Board may be from the price H petition was finall of may be reported

44 Records- A receipt register for shewing the several disposals received in the records is not maintained though there is an Issue Register Sixteen acquisition cases handed over to the Records on 5th December 1921 by Compensation

26 Para 44 (a)- It reported that a Rec Register for showing several disposals

locked up Even now there are some more houses available for sale.

Besides making demands through the collection staff (which is the usual regular notice made frequently) notices are also being issued in respect of overdue instalments In case of No.5 notices are being issued since November 1922. Notice in respect of items 6 and 7 had also been issued in January 1923.

Matter was under correspondence with his relatives and Comptroller to recover from his insurance fund which if the Efficiency Auditor had enquired, he would have been enlightened

The petitioner wanted a house at the onset, but kept changing his mind as frequently most of such people do, and eventually preferred to take only money These are special features incidental to Trust Board operations which casual visitors could not understand without seeking for explanations.

The return of these mutchalikas is noted in the issue Register since no separate receipt Register is maintained A Receipt Register will also be maintained

Clerk Krishnappa had been entered in the Issue Register so that the Issue Register is at times used as a Receipt Book also

The acquisition records are kept in two almirahs and they are arranged according to the blocks in which the acquired properties are located An index of the acquisition files is not maintained There is not a table of contents in respect of each file A list of the contents of each file appears very necessary as the title deeds and mutchalikas in respect of immoveable properties especially those acquired by mutual agreement would have to be preserved for long periods and their extraction from the files have to be carefully guarded against In several instances neither the files were to be found in the bundles nor were there requisition slips for the same e g

Case re to acquisition of property No 16 Block 7 belonging to Syed Abdul Khader Rs 1,441

Case re to acquisition of property No 1/133 Block 29-30 belonging to Hassan Sheriff Survey Nos 52 Mysore Village Thimmaiya alias Boriah Rs 2,098-12-0

List of records taken out for reference but not returned to the records for long periods are not prepared from time to time The issue register indicated that Acquisition Mutchalika Nos 15 of 16-17 and 56 of 14-15 issued on 2nd January 1919 and 6th J 1919 had not been returned to the records

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is not
be explained

Table of
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land acquisition
index of
es should also
suggested by

This is being attended to and the records are also being sorted

Instructions have been issued to replace files by Requisition slips

Noted

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neglect of
the Trust

Though it may frankly be admitted that there is a certain degree of delay, and incompleteness in some of the lately started New Registers or compilations from old records and statistics &c., incidental

Board in many cases,
creating hardship to
people of the Mysore

4 The Chief En
for Roads and Build
requested to depute
a special staff com

solely to the vast extent and nature of the work involved, the explanations offered against the several points raised in the Efficiency Auditor's Note go to convince that they are not so serious, as sought to be made out

The Trust Board is a new Statutory Body— the like of which did not exist in the State before— started in the year 1903, and except the Trust Board Regulation, there have been no other Bye-laws or Rules prescribing the procedure of work, and the method of recording transactions &c The present mode of work and the existing Forms and Registers are the outcome of experience and evolution, and naturally to a casual visitor, who does not follow the course of events or does not enquire or look into the connected transactions and records, the whole thing, it has to be confessed, must necessarily appear very confusing

Further, the work in the Trust Board is as known to Government, of a peculiar nature involving vast interests of Government on the one hand, and the vital interests of the people on the other. Consistent with the well being of the thousands of the humblest and poorest of unhoused people, the interests of the Board have been most scrupulously guarded at every stage, by bestowing unstinted and whole-hearted personal attention and scrutiny in all matters concerning the interests of all concerned, instead of allowing things to take their routine course in an automatic and leisurely soulless manner

of an Accountant of
his Department on Rs 50
a month and two Assistan
to work in the Office
of the City Improvement
Trust Board, Mysore, fo
period of three months
and to bring up-to-date
all the registers and i
necessary the records.

5. Government will
arrange for another Spe
Audit of the Trust Boar
Accounts in January nex
and after this is done
financial results of th
acquisition so far done
will be calculated and
list of assets and prof
correctly prepared.

Mysore,
9th January 1924

Most welcome. Board have long been asking for such help.

Board have also asked for special audit (vide Chairman's letter No. 343. S.160 of 19-20 dated 16th March 1920 cited against paragraph 7 supra).

Sri Kantharaj Urs

Chairman,
City Improvement Trust Board, Mysore 9 Jan 1924

Block No	Plan No	Property No	Name of person known to be owner.	Date of award	Amount of award. Rs	Date of pos
80-2-83	129	1160	Rudrappa minor Guardian Karanna	16-12-21	900	18 5
79	146	2145	Syed Hussain.	19-10-14	190	Date not
73	30		B. Subba Rao.	17-11-20	150	Exact da not note
72,304 31		922& 923	Thiruvengada Swami Mudaliar for Bheema Rao	16-12-21		Prior to May 1923
80-2-83	201	1515/1	Murad Sab.	30-11-21	300	Prior to 12-8-22

taking session.	Remarks.	Reply
922	The guardian produced the gardianship certificate and asked for payment on 14th October 1922. It was proposed to send the amount to the District Judge for adjudication of claims but the Chairman ordered that the parties may be intimated No further action taken	Vide Remarks against Paragraph 34 The guardian kept changing his mind and prayed for deferring deposit of the amount in Court (vide explanation to para 34 above) Payment has since been received by the guardian
noted.	The amount was not tendered at the time of passing the award and there is nothing in the file to indicate that the notice of award had been issued Award notices were served on Mr.B Subba Rao, and Venkata Subba Sastry on 29-11-20 and 13-12-20 respectively The latter contends that the former has no claim to the property and wants a site. The case has not been decided nor has it been referred to Court for adjudication.	For want of funds, the matter has been left to lie over, and the party too is not pressing for payment nor has he handed over possession This has since been paid and settled (vide same explanation as in para 34 above.
18th	The claim of Bheema Rao was contested by Bhagirathamma so far back as 15th October 1921 The case was referred to the District Court on 24-10- 1922 nearly 6 months after demolition of the property. The City Magistrate was moved on 10-2-22 to issue necessary instructions for handing over possession of the	As the whereabouts of some of the interested persons were not known it took some time to ascertain their addresses for making a reference to Court The attachment from Court was conjointly in respect

7	7		Mandi Mohalla Ranguḍiah.	30-3-1-21	Rs 618	Exact date not given.
37	464		Nazarbad. Hanumantiah	1-9-1819	200	Exact date not known
?		8	Basamma, wife of Kasimalliah	Mandi Mohalla 8-4-21	414	Exact date not given

property. The amount of compensation payable was attached by an order of the Sub Judge on 6-1-22 The case was sent to Court with amount on 29 1-23

of the compensation awarded for this property as well as property No.(215) of the same Block. As the latter case was pending settle--ment , the former case could not be referred to Court earlier, as intimated to the Court

On 28th November 1921 the petitioner Rangudiah produced a copy of the decree of the District Court and his brother's mutchalika dated 11-9-1918 waiving his claim to the site in question and asked for compensation. It was not paid though in the award it is said that the amount was tendered. The site had been sold to him in Feby 1919 in connection with the acquisition of his property 44 Plan 24,Block 55 in the year 1918 Thus there was no doubt about the ownership of the site & the claim of his brother was frivolous.

Amount since paid and settled

On 8-1-20 the Chairman ordered that the amount may be kept in Revenue Deposit but no action was taken.

Party subseqnently changed his mind and wanted a site in lieu of money Fence, amount reserved.

The site was sold to Kasi Malliah by the Trust Board in August 1918 who subsequently sold it to one Govindasamy. Palace Overseer, by a registered deed on 25-1-19 Evidently.no enquiries were made about the ownership when the award was made in favour of

Since referred to Court for adjudication of claims

80-2-83	289		Venkatasamiraju	12-9-19	450	15-[illegible]2
80-2-83	135	1165	Malamma	27-5-21	320	Prior to 15-2-[illegible]28

-4-21. In reply to tation of Dasappa of Govindasami's -23 , 12-5-23 and was informed on no action can be claim was received ard was passed not in spite of ices appeared to amount The case referred to the yed for by Dasappa	
-22 he owner presented mplaining of the of compensation ugh ten months had e acquisition A s200 was made on the balance still due.	At the partv's request the balance amount has been reserved for adjustment for value of land asked for by him
to 922 the award was made the ceive the compensation ed by Muddanna, the the alleged owner and s(vide petition dated rom Puttanna and f Muddanna on 11-3-1921 s referred to Court for n of claims on 1-11-22 i ter taking possession and after the date of award	The parties interested asked for time for amicable settlement of claims Since they failed to do so, the case was referred to Court (vide explanation againqt paragraph 34 above)

Note.

On the acquisition work of the Mysore City Improvement Trust Board.

The primary object of the acquisition of houses by the Trust Board is to remove the slums and badly congested portions of the City for opening out conservancy roads, laying out proper drainage, creating lungs and removing congestion etc The ordinary provisions of the Land Acquisition Regulation not being sufficiently elastic for working onsuch a large scale, special legislation was resorted to and the Improvement Trust Board was formed, providing under the Regulation No III of 1903 special procedure and powers for acquisition of properties by mutual agreement as well In view of the large number of house properties that had to be demolished, and the consequent displacement of families, provision was also made therein, for the layout of Extensions in healthy quarters for accommodating the unhoused people Owing to this specific responsibility imposed on the Trust Board the acquisition of houses cannot be effected without, at the same time, creating adequate facilities for the displaced people to settle themselves elsewhere as otherwise they will huddle themselves up in the existing houses resulting in overcrowding and thereby frustrating the very object for which special Legislation was adopted

2. The acquisition work in this City is therefore not conductable on routine lines and cases disposed of then and there within limited periods, as in other places, the all abiding interests of the permanent citizens having to be guarded foremost All this means, not only the cost of acquisition of dwelling

houses but other heavier costs to be incurred in laying out Extensions by buying lands and consequential imperative need for forestalling sufficient water supply, drainage, lighting etc As the available funds have to be spread over a number of years, the acquisition of the very large number of houses in the slums and congested portions declared for demolition as part and parcel of the big scheme for the Improvement of the City so far back as from 1904, is by its nature gradual and slow

3 8,091 properties have hitherto been notified for acquisition at an estimate of Rs38 40,028 Of these 6 214 properties with another 1 183 properties by mutual agreement, or in all 7 397 properties have been acquired for Rs27 13,951 paid up till the end of November 1922 and awards have already been made for another *93 properties amounting to Rs 2,39,452 leaving 1 784 more of the declared properties for future acquisition The acquisition of these properties cannot be withdrawn but have to be acquired as funds become available for without their acquisition neither conservancy nor drainage facilities nor the necessary amenities of the Capital can be completed, without which the City cannot be rendered sanitary after all the endeavours made to that effect these four decades

* Including Kurubarahalli & some Survey Nos awarded by the Deputy Commissioner

4 As for the procedure adopted in acquisition proceedings it has been the Rule in the Trust Board, approved of by Government, to give the materials of the small houses, especially kutcha ones, to the owners as an inducement to build new houses on the sites allotted to them, and to save the worry of securing and

looking after such poor stuff which mostly are of the nature of a few of old bamboo frame works, pot tiles, jungle wood etc, far too insignificant to keep watch compared to the cost of demolition which on an average works out at 10 to 15% of the awards The majority of the acquired houses being mud and tatty works with pot tiled roofs on the materials are sold to parties themselves if they want them at 10 to 15% of the compensation amount awarded which is invariably fixed only after careful inspection of the building and the nature of its materials

5 When the parties are very poor or indigent their old materials are also given free to them in which case also compensation is fixed so as to exclude the value of materials By adopting such method of giving the materials to the owners free or at concessional rates according to circumstances and conditions of the people- but always only in cases of those who actually set about building fresh houses forthwith for themselves- the cost of establishment required for watching of materials and arranging to sell them by auction is also saved to the Trust Board besides dismantling charges, while the people on the other hand get the promptest benefit of some materials which they themselves remove carefully without much damage wherewith to commence their new building When the awards are thus settled possession of the properties is taken over and payments made to the owners, only after the houses are dismantled.

In all such cases where materials are given free or at concessional rates, they are invariably entered in the orders of awards concerned

6. In cases of superior houses wherefrom valuable materials are obtainable, the houses are generally dismantled by the Trust Board agency and the materials secured and auctioned.

7 In few cases where there are contending claimants for the amount, the cases are generally referred to the Civil Court for adjudication unless the parties choose as they frequently do to have their claims settled by arbitration in due course It is only in such cases he awarded amounts are held in deposit with the Trust Board, as per request of the parties themselves

Mysore,
4th December 1922

Sd C Srikantesvara Aiyar
Chairman

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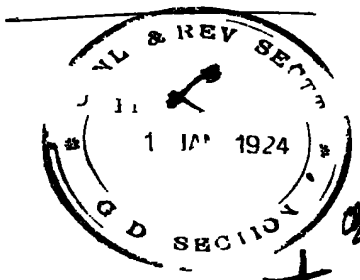

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PROCEEDINGS OF THE GOVERNMENT OF
HIS HIGHNESS THE MAHARAJA OF MYSORE

Read -

A — Dewan's Notes of Inspection of the Office of the Chairman Mysore City Improvement Trust Board on the 25th November 1922

A — 2 Report on the audit of the acquisition accounts registers and awards of the Mysore City Municipality and the Trust Board undertaken by Mr K Panduranga Rao Efficiency Auditor in July and August 1923

C — 3 G O No L 2330-33/Mi 68-22-14 dated the 22nd September 1923 reviewing the report of Mr K Panduranga Rao and calling for explanation on the several defects noticed in the Audit Report

P W D — 4 Letter No 36 dated the 9th January 1924 from the Chairman Mysore City Improvement Trust Board submitting the explanation called for in the above G O

ORDER No L 7755-57

Bangalore dated 29 March 1924

Government have perused the explanations and remarks with regard to the several irregularities and defects noted in the Efficiency Auditor's report and they are pleased to pass the following orders -

2 TRUST PROPERTY REGISTER - -- This was undertaken to bring about a record of the Board's transactions -- since 1903 with complete information as to the details of all the properties belonging to the Board and their disposal from time to time The - - auditor having brought to the notice of Government that this Register was incomplete and that the entries relating to "Date of demolition" and "disposal of properties" had yet to be -- made Government requested the Chief Engineer to depute a special staff to bring this and other Registers up to date The Chairman explains that -- this Register is a compilation to be carefully verified from not only innumerable documents but also traces - and remnants left on the land itself and that it would take at least a year or two more and cannot be completed - in any short time On the recommendation of the Chief Engineer made in - consultation with the Comptroller the Government have sanctioned for a period of six months a temporary staff at a cost ofRs 140/- a month for completing this register and other items of ork in arrears (vide G O No 7661-3 --Ml 6$ 22 38 dated 21 [illegible] 1924) It is hoped that with the establishment now sanctioned arrangements will be made to bring all the registers up o date with necessary cross references

Para 12 of Report 1950

3 COMPENSATION REGISTER - The Auditor having reported that the date of demolition of properties is not noted in the connected file or in the Measurement Book or in the Compensation Register, and the Chairman was asked to explain the omission He says that this is invariably done when the properties are dismantled by Departmental agency but that when dismantled by owners themselves or removing the materials granted to them merely "Dismantled' is noted in the Register This is not enough The Chairman is requested to see that when properties are allowed to be demolished by the owners, the date of demolition and removal of materials is clearly noted in the Compensation Register

Para 15 (a) of Report 1950

4 At the suggestion of the Auditor Government directed that all the awards of previous years for which payments have yet to be made should be brought forward into the Compensation Register in a separate section and the properties arranged according to the schemes for the execution of which they were acquired -- The Chairman however, says that changes in the Register will lead to confusion and untoward results and that carrying forward in each year's Register all previous year's awards would seem to serve no purpose But the Comptroller who was consulted in the matter states that the Chairman furnishes him along with the monthly accounts a schedule which contains among other particulars the balance of awards unpaid and that in order to enable the Chairman to prove the balance

least once a year it is necessary -- that all awards of previous years for which payments have yet to be made -- should be brought forward in a separate section of the register with details necessary to trace the items in the Compensation Register and ~~The Comptroller is also of opinion~~ that the arrangement according to schemes of the awards of the previous years for which payment has yet to be made is necessary as all the old estimates have been ordered to be closed and new ones in which provision has to be made for awards not yet paid have to be submitted for sanction of Government ~~as~~ Govt were in with that ~~The~~ Comptroller is requested to issue necessary ~~instructions in the matter and the~~ rule for future guidance Chairman is requested to strictly carry out the instructions of the Comptroller ~~in the matter~~

5 The Auditor suggested that entries should be made in the Compensation Register of particulars of award payment etc against the properties included in the several notifications of Government copies of the latter being pasted on one side of the Register and that as a counter-check -- the page of the Property Register -- wherein the entry relating to each -- property is made may be noted in the Compensation Register and the Government directed that these suggestions be adopted The Chairman explains -

Para 15 (4)

that the major portion of the sanctioned schemes has already been worked out and that the transactions all find entry in the respective accounts, registers and - forms in vogue already and that no usefu purpose would seem to be served at this stage to start afresh arranging for all properties acquired according to schemes The Comptroller who was consulted in the matter is of opinion, that the recasting of the Register requires much time and labour, that the purpose for which this Register is to be recast would be served if the Compensation Register now maintained is brought up to date and counter references are given from the Property -- Register, that the additional information required would be available in the Property Register and that the revision of - the Compensation Register at this distance of time is therefore not essential Government agree with the Comptroller -- and direct that his suggestions be - - strictly carried out The Comptroller is requested to issue further instructions, if necessary, to see that his suggestions are carried out early.

6 DELAY IN PAYMENT OF COMPENSATION AND SETTLEMENT OF CLAIMS - The auditor in his report quoted a dozen cases to -- show that long intervals have elapsed -- between the date of award and the date of actual payment. The Government observed that the delay was unsatisfactory and - -

that awards should be passed according to the standing instructions given by Government in the matter The Chairman has not explained the specific causes that led to the delay in the cases - - quoted by the Auditor but says that -- awards merely set the minds of all parties at rest and remove all suspense - and uncertainties regarding valuation, that payments are made only when contending claims between parties inter se are settled and properties are actually handed over to the Board, that further in good many cases the parties prefer the awards being left with the Land Acquisition Chairmen till they are ready to build their new houses for fear of creditors snatching away the compensation and - rendering them houseless and that "any suggestion or endorsement of an idea that the payment of awards has been delayed though due and demanded would be far from truth and lead to demoralising effects and mischievous consequences " The explanation of the -- Chairman for the delay generally in - payment of awards cannot be accepted and Government consider that the - - Chairman's remarks with regard to the observation of Government about delays are uncalled for The practice of passing awards for the convenience of the parties and accumulating unpaid - awards is irregular as it upsets all budget programmes and must be stopped at - once. Acquisitions should be made - in accordance with the approved pro-

gramme and awards regulated with reference to the provision in the budget The Chairman is requested to note the instructions issued in the matter in para 9 of the Dewan's Notes of Inspection and see that compensation is paid to the parties as early as possible As regards pending awards it is stated that a sum of -- Rs 63 128 ~~stated to be~~ required on account of 112 awards still pending and the question of providing the amount will be considered in connection with the budget of the Board for 1924-25

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8 of the 4 0

7 CLAIM REGISTER - The Auditor - reported that out of 18 cases entered in this Register, the disposals have not been noted in any except one and Government directed that this Register should be - brought up to date The Chairman explains that the Claim Register is only a book of reference and that the numbers of petitions according to this Register are carried on to the Index Book which is up to date and in which all numbers of properties of particular blocks are entered This cannot be a reason for not posting - up the Claim Register fully Petitions relating to claims require to be specially watched to avoid suits and should be recorded separately and the Register should be self-contained and self-explanatory - and brought up to date without further delay

delay

8 REGISTER SHOWING DISPOSAL OF - OLD MATERIALS - The Auditor reported that this Register was kept incomplete and that no entries were made particularly under the column "Disposal of materials," The Chairman who was asked to explain the omission stated that the Register is a new one and is being - - posted up by referring to and verification from the files The explanation is not satisfactory The Chairman is requested to see that the entries are posted early so that the Register may serve a useful purpose

Para 12 of memo 9 7 50

9 PETITION REGISTER - The Auditor reported that this Register was not kept up to date and that it did -- not give any information beyond the -- fact that the petition was given to the Clerk concerned Government directed that the Register should be brought up to date and that entries should invariably be made of every petition received and of the several stages through which it passed until its final disposal, instead of carrying out the orders of -- Government the Chairman explains that only one register viz the General - Register was maintained owing to want of establishment and that petitions -- are being disposed of in the usual course This explanation for not entering every petition in the Petition Register and noting therein the several

Para 27 of memo 13 7 50

WLP

stages of the petitions cannot be ac- -- as framed
cepted The Petition Rules require the maintenance of the Petition Register and it should be properly maintained and ~~that~~ the several stages through which Peti- - tions pass should be noted until they -- are finally disposed of There is no - objection to petitions being omitted - - from the General Register

Paras 23, 24 & 25 of Report
" 10, 11 & 12 of G O

10 DISPOSAL OF MATERIALS OF ACQUIR ED HOUSES - The report of the Auditor disclosed that in 27 out of 99 cases entered in the Compensation Register for - 1922-23 the owners had removed the ma- - terials that the old materials were - - generally given away free in respect of small properties that in some cases - - they were given free at the time of pass ing the awards and in other cases at the time of taking possession and that in -- some instances old materials had been - taken away without payment in the absence of specific orders or agreements author- ising them to do so and Government d - rected that there should be no free - grant of old materials in future and the Chairman who was asked to explain the irregularities in the cases specified by the Auditor states that no cut and dry uniformity or any fixed rate is ever - - possible that the disposal of material is a matter of entire discretion vested in the Acquisition Officer that it has been the rule to grant to poor people the materials of acquired houses free or at concessional rates according to the

duet Issue
the award

nature of materials to serve as an incentive and afford facilities for displaced people to quickly build new - - houses and avoid over-crowding in existing houses that while passing - - awards the cost of materials is also - taken into consideration and that in - some cases orders granting materials - free or at concessional rates are intentionally kept back as they cannot - conveniently be made at the time of — award as by doing so some people take advantage of selling them away or delay dismantling houses Government observe that the existing practice is not supported by law or any standing order, that the Chairman has not quoted any specific standing order in support of his statement and that the grant of materials free of cost after the award is made or without specific mention in the award is irregular and also amounts to misapplication of Trust property In para 15 of the Dewan's Inspection Notes ~~read above~~ it was observed that acquisition proceedings should be regularised by proper -- accounting of the net liabilities of the Board in each case especially when materials are delivered to the owners of the property acquired and that when materials are sold separate accounts should be - - maintained under the head of receipts - Government ~~report~~ that in spite of these clear instructions the irregularity in the disposal of materials has continued

the Chairman should strictly follow the instructions in the Dewan's Notes o Inspection and see that materials are not granted to owners without a proper valua tion thereof to be specified in the awar

11 ALLOWING LUMPSUMS IN AWARDS FOR ROUNDING PURPOSES - The Audit Report -- disclosed that for rounding the amounts the awards made in some cases were much in excess of the estimated value of the properties together with 15 per cent for compulsory acquisition The Chairman - who was asked to explain why the excess - was allowed states that rounding off is - also a matter of discretion to make up - for various errors, if any such as loss of crop or other unforeseen or incidental items there being so many small items to be taken into account when dishousing the poor of their habitations Government - observe that the market value has to be - arrived at by the awarding officer in - - making the awards with reference to all - the circumstances of the case, and that no discretion is allowed to him to fix ar- - bitrarily values according to the require ments of the owner of the property No separate amount should be allowed for - rounding off as is done at present in ad- dition to the 15 per cent granted for com pulsory acquisition

12 NON-OBSERVANCE OF SECTION 10 OF THE TRUST BOARD REGULATION IN CASES OF A - QUISITION OF PROPERTIES COSTING MORE T- - Rs 1,000 BY MUTUAL AGREEMENT - The Auditor ving reported that propertie

costing ore than Rs 1 000 were being acquired by the Chairman by mutual agreement in anticipation of the Board's approval and that the formalities prescribed in Section 10 of the Trust - - Board Regulation, the previous approval of the Board to the agreement and its being signed by the Chairman and 2 - - other Trustees were not being observed, The Chairman was asked to explain the omission, and he says that Section 10 - of the Regulation related to contracts and agreements other than acquisition of lands and that contracts and agreements relating to acquisition of lands are specifically provided for under -- Section 22 of the Trust Board Regulation and that all acquisitions by mutual consent are invariably passed or ratified by the Board in due course The contention of the Chairman is not correct Section 10 of the Regulation does not specifically exclude agreements relating to acquisition of lands and if as contended by the Chairman that - section applies to other cases and only Section 22 alone applies to agreements relating to land then the proceedings of - the Chairman apart from the Board would be ultra vires as under that Section (Section 22) the power is vested in the Board and no provision for delegation is made therein The Chairman should therefore obtain the previous approval of the Board in all - cases in which their approval is necessary and adhere to the formalities pre-

Para 3 (b) of report
15 7 70

13 PROCEDURE TO BE FOLLOWED IN AC QUISITIONS BY MUTUAL AGREEMENT - The Audit Report also disclosed that some properties acquired by mutual agreement have not been declared for acquisition - under a Notification of Government and - that the notices if any by the Trust - Board under Section 16 of the Trust - - Board Regulation were not produced The Chairman who was asked to account for -- these defects says that there would be - no notices if the acquisitions had been by agreement and that it is not known -- what notices were called for and what -- were not produced This explanation is not satisfactory clear Section 22 of the - Regulation specifically says that the - Board may by agreement purchase any land subject to the provisions of the Regulation and acquisitions of land by mutual consent being necessary only for execution of schemes the Board should before sanctioning the schemes or acquiring properties in any way serve under Section 16 (2) and (3) a notice on the land- - holders or other persons specified there in and such notices should have been produced in the cases referred to by the - Auditor Sections 17 and 18 of the Regulation require that schemes approved by the Board should be sanctioned by Government and that a Notification under the - signature of a Secretary to Government declaring that the properties are required for the purpose of execution of - - schemes should be published All the

proced e above indicated should be - observed whether a land is to be purchased by compulsory acquisition or by agreement, and the Chairman is requested to see that this procedure is strictly followed in all cases of acquisition by mutual agreement as already directed in G O No 3192-3/M1 149-06-2 dated the 26th October 1906 in order to secure a clear title to the Board

14 PRELIMINARY ESTIMATES FOR VALUATION OF PROPERTIES - The - -- Auditor having reported that the estimates for the valuation of properties to be acquired which are usually prepared by the Sub-overseers undergo no scrutiny by any superior officer, the Government directed that the estimates may be checked by the Executive Engineer With regard to this direction the Chairman - - states that it is the duty of the Awarding Officer to inspect and ascertain the correct market value under Sections 23 - and 24 of the Land Acquisition Regulation and that preliminary estimates undergo - examination by the Land Acquisition Officer apart from the Executive Engineer's check Government at the same time think that this does not dispense with the necessity for the check in the preliminary stage of the valuation of the properties by the Board Engineer and the Chairman - is requested to see that the preliminary estimates prepared at the time of award are therefore duly certified by the Engi-

Para 42 of report
Para 2 of 90

15 SERVICE OF NOTICES FOR OVERDUE AMOUNTS - The Audit Report disclosed that notices were not issued for the re overy of the overdue instalments of va ue of model houses sold, and the Chair man who was asked to explain why timely otices were not issued, states that fr uent demands through the collection - taff is the usual regular notice made or recovery of overdue amounts and tha ritten notices are also being issued he Chairman is requested to see that - ritten notices are invariably issued i efault of payment and that prompt legal teps are taken to recover the overdue amounts without waiting for the conveni ence of the parties to pay the amount

SECRETARY TO GOVERNMENT,
LOCAL AND LEGISLATIVE DEPARTMENTS

To

The Chairman, Mysore City I T B
The Comptroller to Government
The Chief Engineer of Mysore

E V M

Government of His Highness the Maharaja of Mysore.

GENERAL AND REVENUE DEPARTMENTS

G O No L 7755 57—Ml 68 22-39 dated 29th March 1924

Mysore City Improvement Trust Board

Passes orders regarding the irregularities and defects noticed during the inspec- of the work of the —— office

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READ—

Dewan s Notes of Inspection of the Office of the Chairman Mysore City Improve- ment Trust Board on the 25th November 1922

2 Report on the audit of the acquisition accounts registers and awards of the re City Municipality and the Trust Board undertaken by Mr K Panduranga Rao, iency Auditor in July and August 1923

3 G Q No L 2330 34—Ml 68 22 19 dated the 22nd Septemb r 1923 reviewing report of Mr K Panduranga Rao and calling for explanation on the several defects in the Audit Report

4 Letter No 36 dated the 9th January 1924 from the Chairman Mysore City rovement Trust Board submitting the explanation called for in the above Government er

ORDER No L 7755 57—Ml 68 22 39 DATED 29TH MARCH 1924

Government have perused the explanations and remarks with regard to the several egularities and defects noticed during inspection of the work of the Trust Board ce and they are pleased to pass the following orders —

2 *Trust property Register* —This regi ter was intended to bring about a record of the Board s transactions sin e 1903 with complete information as to the details of the properties belonging to the Board and their disposal from time to time The tor having brought to the notice of Government that this register was incom and that the entries relating to date of demolition and disposal of properties' et to be made Government requested the Chief Engineer to depute a special ff to br ng thi and other register up to date The Chairman explains that this egister is a compilation to be carefully verified from not only innumerable documents t also traces and remnants left on the land itself and that it would take at least a or two more and cannot be completed in any short time On the recommenda of the Chief Engineer made in consultation with the Comptroller the Government ve sanctioned for a per od of six month a temporary staff at a co t of Rs 140 a th for completing this register and other items of work n arrears (*vide* G O No 61 3—Ml 68 22 38 dated 24th March 1924) It is hoped that with the establish t now sanctioned arr ngement will be made to bring all the registers up-to-date h necessary cross references

3 *Compensation Register* —The Auditor having reported that the date of ition of properties is not noted in the connected file or in the Measurement Book the Compensation Register the Chairman was asked to explain the omi sion, says that this is invariably done when the properties are dismantled by Depart al agency but that when dismantled by owners themselves for removing the ials granted to them merely Dismantled is noted in the Register This is enough The Chairman is requested to see that when properties are allowed to demolished by the owners the date of demolition and removal of materials is ly noted in the Compensation Register

11 *Allowing lumpsums in awards for rounding purposes* —The Audit Report disclosed that for rounding the amounts, the awards made in some cases were much in excess of the estimated value of the properties together with 15 per cent for compulsory acquisition. The Chairman who was asked to explain why the excess was allowed states that rounding off is a matter of discretion to make up for various errors, if any, such as loss of crop or other unforeseen or incidental items, there being so many small items to be taken into account when dishousing the poor of their habitations. Government observe that the market value has to be arrived at by the awarding officer in making the awards with reference to all the circumstances of the case at the time of award and that no discretion is allowed to him to fix arbitrary values according to the requirements of the owners of the property No separate amount should be allowed for rounding off as is done at present in addition to the 15 per cent granted for compulsory acquisition

12 *Non observance of section 10 of the Trust Board Regulation in cases of acquisition properties costing more than Rs 1000 by mutual agreement* —The Auditor having reported that properties costing more than Rs. 1 000 were being acquired by the Chairman by mutual agreement in anticipation of the Board's approval and that the formalities prescribed in Section 10 of the Trust Board Regulation requiring the previous approval of the Board to the agreement and its being signed by the Chairman and two other Trustees were not being observed, the Chairman was asked to explain the omission It is stated that Section 10 of the Regulation relates to contracts and agreements other than acquisition of lands that contracts and agreements relating to acquisition of lands are specifically provided for under Section 22 of the Trust Board Regulation and that all acquisitions by mutual consent are invariably passed or rectified by the Board in due course The contention of the Chairman is not correct. Section 10 of the Regulation does not specifically exclude agreements relating to acquisition of lands, and if as contended by the Chairman that section applies to other cases and Section 22 alone applies to agreements relating to land, then the proceedings of the Chairman apart from the Board would be *ultra vires* as under that Section (Section 22) the power is vested in the Board and no provision for delegation is made therein. The Chairman should therefore obtain the previous approval of the Board in all cases in which their approval is necessary and adhere to the formalities prescribed in the Regulation If this procedure which is laid down by the present law is inconvenient, proposals for amendment of the law should be submitted

13 *Procedure to be followed in acquisitions by mutual agreement* —The Audit Report also disclosed that some properties acquired by mutual agreement have not been declared for acquisition under a Notification of Government and that the notices if any, by the Trust Board under Section 16 of the Trust Board Regulation were not produced The Chairman who was asked to account for these defects says that there would be no notices if the acquisitions had been effected by agreement and that it is not known what notices were called for and what were not produced. This explanation is not clear Section 22 of the Regulation specifically says that the Board may by agreement purchase any land subject to the provisions of the Regulation and acquisitions of land by mutual consent being necessary only for execution of schemes, the Board should, before sanctioning the schemes or acquiring properties in any way, serve under Section 16 (2) and (3) a notice on the land holders or other persons specified therein and such notices should have been produced in the cases referred to by the Auditor Sections 17 and 18 of the Regulation require that schemes approved by the Board should be sanctioned by Government and that a Notification under the signature of a Secretary to Government declaring that the properties are required for the purpose of execution of schemes should be published All the procedure above indicated should be observed whether a land is to be purchased by compulsory acquisition or by agreement, and the Chairman is requested to see that this procedure is strictly followed in all cases of acquisition by mutual agreement as already directed in Government Order No. 3192-3—Mi 149-06-2, dated the 26th October 1906 in order secure a clear title to the Board.

14 *Preliminary estimates for valuation of properties* —The Auditor having reported that the estimates for the valuation of properties to be acquired which are usually prepared by the Sub-Overseers undergo no scrutiny by any superior officer, the Government directed that the estimates may be checked by the Executive Engineer Wit

No. L 7755-57 -ML 68-22-89, DATED 29TH MARCH 1924

regard to this direction, the Chairman states that it is the duty of the Awarding Officer to inspect and ascertain the correct market value under Sections 23 and 24 of the Land Acquisition Regulation and that preliminary estimates undergo examination by the Land Acquisition Officer apart from the Executive Engineer's check. Government at the same time think that this does not dispense with the necessity for the check in the preliminary stage of the valuation of the properties by the Board Engineer and the Chairman is requested to see that the preliminary estimates prepared at the time of award are therefore duly certified by the Engineer of the Board

15 *Service of notices for overdue amounts* —The Audit Report disclosed that notices were not issued for the recovery of the overdue instalments of value of model houses sold, and the Chairman who was asked to explain why timely notices were not issued, states that frequent demands through the collection staff is the usual regular notice made for recovery of overdue amounts and that written notices are also being issued. The Chairman is requested to see that written notices are invariably issued in default of payment and that prompt legal steps are taken to recover the overdue amounts without waiting for the convenience of the parties to pay the amount

16. In conclusion Government hope that the accounts of the Trust Board will be brought to a state of perfect order at an early date and the registers maintained regularly and methodically so as to exhibit the transactions of the Board correctly as they are effected.

B NAGAPPA,
Secretary to Government,
Local and Legislative Departments

To—The Chairman, Mysore City Improvemen Trust Board.
The Comptroller to Government.
The Chief Engineer in Mysore.

End.—P S. R. N,

W D 1925—GPB—600—21-4-24